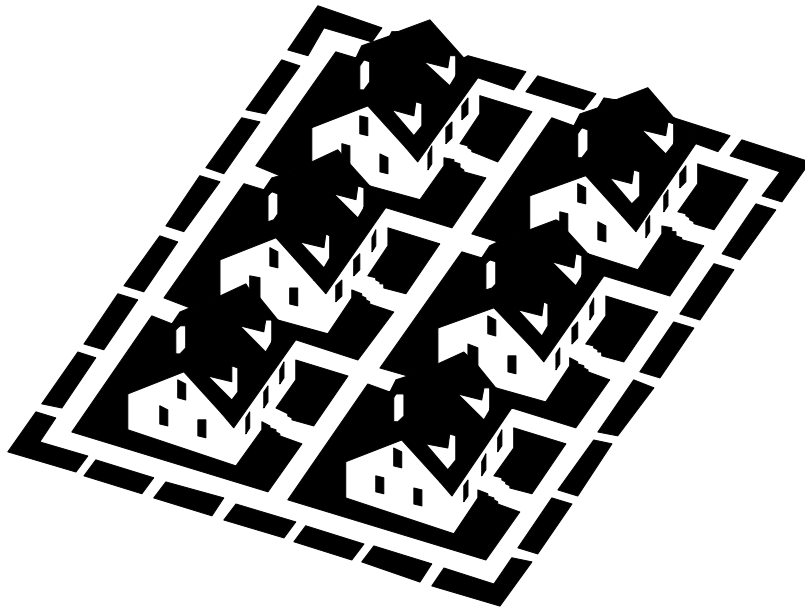




# Rules and Regulations Governing the Subdivision of Land in the City of Taunton, Massachusetts



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Price per copy \$30.00



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Form H	Referral Form
Form I	Dedication of Public Areas
Form J	Waiver for Substandard Lots

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That under the provisions of the subdivision control law (Chapter 41 of the General Laws, as amended), which was made effective in the City of Taunton by vote of the Municipal Council, May 9, 1944, Accepting Chapter 211 of the Acts of 1936, and in compliance with the requirements of section 81-Q of Chapter 41, and after Public Hearing, and most recently amended June 6, 2002, the following regulations are established and effective governing the subdivision of land in the City of Taunton.

_____	Dan Dermody, Chairperson
_____	Robert Campbell, Vice Chairperson
_____	Richard Faulkner, Clerk
_____	Arthur Lopes
_____	Dave Pimental
_____	Manny Spencer
_____	Tony Abreau





## **ARTICLE 1 GENERAL PROVISIONS**

### **100 GENERAL**

#### **101 AUTHORITY**

Under the authority vested in the Planning Board of the City of Taunton by selections 81- Chapter 41 of the General Laws Commonwealth of Massachusetts, and by all other applicable sections of the subdivision control law and other enabling laws, said Planning Board hereby adopts these rules and regulations may cited as the subdivision of land in the City of Taunton. These rules and regulations may be cited as the subdivision regulations of the City of Taunton.

#### **102 PURPOSE**

These regulations are adopted to establish standards for and to regulate the subdivision of land in the City of Taunton in accordance with the purposes set forth in the Section 81- and other applicable sections of Chapter 41 of the general laws.

#### **103 INTENT**

It is the general intent of these rules and regulations to regulate the division and development of land in the City of Taunton so as to :

- 1) Further the orderly and appropriate use of land in the city ;
- 2) Assure sites suitable for building purposes and human habitation ;
- 3) Coordinate existing streets with proposed streets, parks, or other features of the city.
- 4) Assure the provision of uniform streets and ways throughout the city .
- 5) Assure the provision of required improvements at standards acceptable to the city.

### **104 JURISDICTION**

#### **1) Subdivision control**

No person, firm, or corporation shall subdivide any lot, tract, or parcel of land, or construct any streets, utilities, sanitary sewers, storm sewers, water or drainage facilities, buildings, or grade any land in a subdivision until plans have been prepared by a registered professional engineer and registered land surveyor, and submitted to and approved by the Planning Board, as hereinafter provided.

#### **2) Plan Recording; Sale of lots**

No subdivision plan shall be recorded, and no lots in a subdivision sold, unless a definitive plan has been approved by the Planning Board as hereinafter provided.

#### **3) Issuance of Building Permits**

No building permit shall be issued for a lot within a subdivision unless a definitive plan for such subdivision has been recorded and the lot has been released by the Planning Board, except that the Board of Appeals may by vote grant exception and cause issuance of a building permit if the circumstances of the case do not require that a building be related to a way shown on a subdivision plan.

### **105 DEFINITIONS**

**1) Applicant** - A property owner, or his agent or representatives, or his assigns. If other than the owner, said owner shall designate same to the board in writing.

**2) Board** - The Planning Board of the City of Taunton.

**3) Designer** - Professional Engineer (Civil) and/or land surveyor registered to practice in Massachusetts. All work defined as professional engineering shall be done by or under the direct supervision of a registered professional engineer, and all work defined as professional land surveying shall be done by or under the direct supervision of a registered land surveyor.

**4) Easement** - A grant of the use of a parcel of land for the use of the public, a corporation, or person, for specified purpose(s).

**5) City Engineer** - The registered professional engineer acting as the designated agent of the Planning Board.

**6) Improvements** - Those physical additions, installations and changes, such as streets, curbs, sidewalks, water mains, sewers, drainage facilities, public utilities, and other appropriate items required to render land suitable for the use proposed.

**7) Lot** - An area of land in one ownership, with definitive boundaries, used, or available for use as the site of one or more buildings.

**8) Road or Traveled Way** - The portion of a street or right of way intended for vehicular use.

**9) Recorded** - Shall mean recorded in the registry of deeds of Bristol County, except that as affecting registered land, it shall mean with the recorder of the land court.

**10) Street or Way** - A way, street, or road open and dedicated to public use including a public way or a way certified by the city clerk to have been used and maintained by public authorities as a public way, a way approved and constructed under the provisions of the subdivision control law, or a way in existence prior to said subdivision control law having become effective in the City of Taunton and having, in the opinion of the board, adequate width, grades and construction for the vehicular traffic and the installation of such municipal services available to serve the land abutting on such way and the buildings erected or to be erected thereon.

**11) Subdivision** - As defined in Chapter 41, Section 31-L, Massachusetts General Laws.

**12) Subdivision Control Law** - Sections 81-K to 81-GG of Chapter 41 of the General Laws and any acts in amendment thereof, addition thereto, or substitution therefor.

**13) These Rules and Regulations** - The “Subdivision Regulations of the City of Taunton” as adopted and amended by the Planning Board pursuant to Section 81-Q of the subdivision control law.

**14) City** - The City of Taunton, Massachusetts.

**15) Utilities** - Same as municipal services, may include sanitary sewers, storm water drains, water supply piping, fire alarm conduits, electric and telephone wiring and all appurtenances therefor.

**16) Open Space** - An area designated by the Planning Board on a definitive subdivision plan in which such area is delineated on the plans as a open space by boundary lines with the words "OPEN SPACE" stated within the delineated area. The NOTE section shall state the terms of the open space and the Certificate of Final Action shall state the purpose of the open space. Open space can be used for maintaining the natural buffer between existing and current development. An open space shall be green spaces or green strips land in which no thinning of more than 25% of the natural cover, ie: trees, bushes and other natural cover.

## **106 PLANS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW**

### **1) Criteria**

Any plan of land to be recorded which is not a subdivision, according to section 105 11) of these rules and regulations, and Section 81-L of the subdivision control law, (definition of subdivision) does not require the approval of the board. Such plans do require. The board's endorsement as specified below.

### **2) Submission of Plans**

Any person wishing to cause to be recorded a plan which he/she believes is not a subdivision may submit to the board such plan suitable for recording, accompanied by five full size paper copies, by a completed application (Form A, Appendix B), in duplicate, a copy of the plan in digital format compatible with AutoCad R14 and by other evidence necessary to enable the board to determine that the plan does not show a subdivision within the meaning of these rules and regulations and the subdivision control law.

Each plan submitted under this section is to be accompanied by a fee of one hundred dollars (\$100.00) plus \$25.00 per parcel shown on the plan

### **3) Endorsement of Plan not Requiring Approval**

If the board or designee determines that the plan does not require approval under the subdivision control law, it shall, without a public hearing and within fourteen (14) days from the date of submission, endorse on the plan the words "approval under the subdivision control law not required", in the space provided therefor.

### **4) Determination that Plan Requires Approval**

If the board determines that the plan does require approval under these rules and regulations and the subdivision control law, it will so inform the applicant in writing, and return the plan. The board will also notify the city clerk in writing of its action.

### **5) Failure of Board to act**

If the board fails to act upon a plan submitted under this section, or fails to notify the city clerk and the person submitting the plan of its action within fourteen (14) days after its submission, it shall be deemed that approval under these rules and regulations is not required, and it shall thereafter make such endorsement on said plan, and on its failure to do so, the city clerk shall issue a certificate to that effect.

### **6) Information to be Included on Plans**

(A) The parcels under consideration and the streets on which they front (shadowing of the perimeter of the parcel or the area being considered should be shown on the mylar plan and paper prints of

same); dash lines should be used to indicate original or former boundary in the case where an additional parcel is being added to same.

(B) A locus map identifying the location of the parcels;

(C) A statement of the reason for submitting the plan, explaining the change in ownership and lot lines that are occurring;

(D) A title of the plan in a title block;

(E) A reference to the page and book number of the land or lands prior to change, also a copy of the existing deed be attached;

(F) The registered land surveyor's stamp and signature;

(G) North Arrow with Basis for Bearings:

(H) The date of endorsement;

( I ) "Planning Board endorsement shall not be construed as an approval or endorsement of zoning requirements, other than frontage; ordinance, or a note mentioning an applicable board of appeals' decision";

( J ) Zoning district;

(K) Lot designations and areas for each;

( L) Names of owners of all abutting land as they appear on the most recent City of Taunton tax records;

(M) The metes and bounds, lines, bearings, dimensions and areas of the lot or lots and radii, lengths of curved property lines. Mass State Plane Coordinate System coordinates shall be provided for all ends of lines or arcs along the perimeter of the subdivision as well as at each roadway bound to be set. The traverse used to tie-in to officially recognized permanent bounds with known state plane coordinates must be shown and shall include permanent marked points spaced a maximum of 500 feet apart. Proof of closure must also be provided.;

(N) Any buildings affected by such division of land; also show all buildings on the locus;

(O) Show the location of all easements and their widths;

(P) Indicate a distance from the property corner to the nearest intersecting street;

(Q) Show the layout of the street;

(R) Any existing drainage structures I.E. headwalls, pipes, sewers etc. identified;

(S) Graphic representation of scale (linear and metric) to be shown;

(T) A statement on the plan indicates that each lot has individual access from a street way within its perimeters.

(U)- Show a wetlands line that has been accepted and approved by the Taunton Conservation Commission or Superseding Authority. Also, any waterbodies and/or streams with their approved designations shall be shown

**107 REFERRAL FORM H WILL BE UTILIZED TO GATHER INPUT FROM THE FOLLOWING DEPARTMENTS**

Department of Public Works	Engineering Division
Department of Public Works	Sewer Division
Department of Public Works	Water Division
Department of Park and Recreation	Tree Warden
Cable Commissioner	

(See Appendix B)

## **Article II Submission Procedure and Plan Requirements for Subdivisions General**

### **200 GENERAL**

#### **1) The following forms are procured at the office of the Planning Board:**

Mobile Home Park Application

(A.) Application for endorsement of a plan believed not a subdivision under subdivision control law;

(AA) Record of Subdivision Plat

(B.) Application for approval of a preliminary plan;

(C.) Application for approval of a definitive plan;

(C-1) Certificate of Approval, Definitive Plan

(C-2) Certificate of Disapproval, Definitive Plan

(D-1.) Engineer's certificate;

(D-2.) Surveyor's certificate;

(E.) Covenant;

(E-1.) Performance bond surety company;

(E-2.) Performance bond secured by deposit;

(E-4) Lot Release Application

(E-5) Final Release of Lots and/or Surety

(F.) Conveyance of easements and utilities;

(G.) Subdivision inspection record;

(H.) Referral form;

(I.) Dedication of public areas;

(J) Waiver of Substandard Lots;

2) Each application may be submitted by delivery to the to the planning board office, or by registered mail, in care of the City Clerk. Such applications shall be considered accepted for submission unless within two weeks the Board determines the submission to be incomplete. In the event an application is deemed to be incomplete, the submittal date shall be the date the submittal is determined to be complete. A complete submission shall be a submittal that substantially meets the filing requirements and content as outlined in the Planning Board Rules and Regulations and the Taunton Zoning Ordinance.

3) Subdivisions shall conform with the zoning ordinance in effect at the time of submission, and with the requirements of the board of health and the building code. Copies of these requirements may be obtained at the offices of their respective departments in City Hall. Unless these requirements are complied with, no building permit may be issued.

4) Engineering data as to existing streets, street lines, street grades, location of existing sewer and drainage lines shall be obtained from the city engineer's office.

5) For the purpose of protecting the safety, convenience, and welfare of the inhabitants of the city, before approval of any plan of subdivision, the board shall require that the applicant submit an environmental and economic impact statement, with appropriate supporting data, setting forth the probable impact or effect of the proposed subdivision on the neighborhood area and the city generally, if and when it may be built. In compiling such impact statement, the applicant shall consult with the various city departments having knowledge and authority in the various subjects cited

below, such as health agent, assessors, school department, fire and police departments, conservation commission, etc. such impact statement shall cover at least the subject areas listed hereunder, for comparison with local, state, and federal performance standards and compatibility with the comprehensive plan, and such other subject areas as the board may, in particular cases, deem necessary.

(A) Availability of city water: How much new additional water volume will be required by the proposed subdivision? Is there adequate main capacity to provide the projected added water volume to the proposed subdivision without detriment to other users, from the standpoint of pressure, fire-flows from hydrants. If not, what improvements to the supply system outside the subdivision will be needed, how soon, and at what projected cost to the city?

(B) In location where there is not city water, will the density of dwellings in the future lower the water table significantly in the areas as a result of increased use, at the expense of, or detriment to existing homes?

(C) Suitability of the land for on-site sewage disposal: What is the permeability of the underlying soil? Will individual or collective sewage disposal systems endanger, in the foreseeable future, wells for potable water of dwellings either within or adjacent to the proposed subdivision, or will any marsh, swamp, bog, pond, stream, or other body of water by introducing therein excessive nutrients, dangerous chemical substances, or pathological organisms?

(D) If the subdivision has access to a public sewage system (pipe sizes, treatment works, etc.) is it adequate to handle the additional flow created by the subdivision? If not, what improvements to such public sewerage system will be needed, how soon, and at what projected cost to the city? Should the developer access public sewage, any improvements and the projected cost associated therewith should not be at the cost to the city. This cost should be borne by the developer and should include cost of design, right of way costs or easements as well as the installation or modifications.

(E) What is the estimated market value of the lots and buildings to be constructed within the proposed subdivision?

(F) How many persons may be expected to inhabit the proposed subdivision? Of these, how many may be expected to be of school age (5-16 years of age)? What requirements for additional transportation, classroom space, etc. Is this likely to put upon the school system, how soon, and at what projected cost to the city?

(G) Will the drainage run-off from the system of roads within the proposed subdivision be likely to damage adjoining property, overload or silt-up existing public storm drains, sluiceways or catchment areas, or silt-up or contaminate in any way any marsh, swamp, bog, pond, stream, or other body of water, or endanger any public or private potable water supply? Will any proposed filling, cutting or other alternation of the topography or any de-vegetating operations within the subdivision tend to alter existing natural drainage patterns so as to create problems within or outside of the subdivision?

(H) Are the access roads, public or private, by which the proposed subdivision may be



reached adequate in width, grades, and type of construction to carry, without danger, congestion or confusion, the additional traffic that may be generated by the proposed subdivision?

(I) What are the estimated additional new service requirements, in time and/or cost that the proposed subdivision may place upon the city for solid waste disposal and snow removal?

(K) Will the proposed subdivision have any probable detrimental effect on the ecology of the local area, such as: Increased run-off of rainfall and/or melting snow resulting in lessened recharge of the ground water table? Disruption of the biological environment so as to endanger or destroy desirable species of trees and other vegetation, and encourage proliferation of undesirable species (I.E., ragweed, etc.)? Disruption of the biological environment so as to upset an existing balance between animal or insect pests and their natural bird, animal or insect predators, resulting in damage or danger to either persons, crops, or useful and desirable forms of vegetation?

(L) Compliance with the requirements set forth in Massachusetts General Laws, Chapter 131, section 40, the so called Wetlands Protection Act, the City of Taunton Wetlands Ordinance, the Rivers Protection Act, State Stormwater Regulations and NPDES Phase II Stormwater requirements.

If the above information and the following rules and regulations are followed carefully, it will save time for both the applicant and the Planning Board.

6) A preliminary plan may be drawn either in black India ink, or with pencil on some transparent medium, yielding clear, dark line points. A subdivision definitive plan shall be drawn only in compatible ink on a linen or polyester film single Matt: with a thickness of .004 miles, and must have an opacity so as to allow consistent xerox diazo and microfilm reproduction. Where a proposed subdivision covers more than one sheet, there shall also be drawn an index diagram of sheets. Preliminary plans shall be drawn to a scale of not more than one hundred (100) feet to the inch, except that index plans, plans of land of the same owner adjoining the subdivision area, and diagrams showing the location of nearest available public sanitary sewers or water mains, may be drawn to a scale of not more than four hundred (400) feet to the inch.

Required prints (dark line on white background) of each preliminary plan or definitive plan, accompanied by all the information required, shall be submitted to the Planning Board.

Both in preliminary plans and definitive plans the drawing sheets submitted to the Planning Board shall not be larger than 24" X 36", to conform to the Bristol County Registry of Deeds' requirements. The number of copies of each such sheet required by the Taunton subdivision regulations shall be provided by the Subdivider.

## **201 APPROVAL REQUIRED**

No person shall subdivide any land in the city of Taunton or cause to be recorded any such subdivision plan unless such plan is approved by the board in accordance with the procedures and requirements of these rules and regulations.

No subdivision plan shall be approved unless it complies with the applicable provisions of zoning and other city by-laws and regulations, and of the general laws, nor unless, in the opinion of the board, such subdivision meets the requirements of public safety, including traffic safety and drainage facilities. Proposed plans shall adhere to the principals of correct land-use, sound planning, and standard engineering practice.

## **202 DEPOSITS**

The applicant shall be responsible for all advertising fees, and for all reasonable engineering expenses incurred by the board's engineer for services rendered in reviewing and inspecting the proposed subdivision. Such review and inspections are mandatory, and are required for the protection of the applicant, the future residents, and public health and welfare of the city.

### **1) Advertising**

A deposit in the required amount shall be made upon submission of definitive plans as required by section 210 (4) of these rules and regulations.

### **2) Engineering design review and inspection fees**

A deposit shall be required as provided by section 427 of these rules and regulations.

## **203 CORRECTNESS OF PLANS**

The Board assumes any plans submitted for its approval or endorsement to be correct, unless otherwise notified. The acquisition of necessary rights and the presentation of complete and correct information to the board are responsibilities of the applicant, and the failure to do so, including the failure to obtain all the necessary permits, licenses, releases, or rights may constitute a reason for the disapproval or rescission of approval of a subdivision plan.

## **204 ONE DWELLING PER LOT**

Not more than one building designed or available for use for dwelling purposes shall be erected or placed or converted to use as such on any lot in a subdivision or elsewhere in the city without the consent of the board, and such consent may be conditional upon the ways furnishing access to each site for such building, in the same manner as otherwise required for lots within a subdivision.

## **Preliminary Plans**

### **205 PURPOSE**

The board strongly recommends but does not require the submission of preliminary plans for all proposed subdivisions. The purpose of a preliminary plan is to provide for the detailed review of the layout and features of the proposed subdivision by the board, and other city agencies and boards. Changes required by the board in preliminary plans are to be incorporated in definitive plans, thus saving the effort and expense of the applicant. Tentative approval of preliminary plans may be given by the board.

### **206 PROCEDURE**

Any person filing a preliminary plan shall file with the board at a regularly scheduled or special meeting, as outlined in Section 200, Item 2).

1) Two (2) completed “Application for Approval of Preliminary Plan” (Form B, Appendix B). One such form shall be forwarded by applicant to the city clerk.

2) Fifteen (15) copies of the preliminary plan showing the requirements of Section 207 may be required by the Board \*, for distribution by them as follows:

Planning Board	2 copies
Board of Health	1 copy
City Engineer	1 copy
Water Department	1 copy
Sewer Department	1 copy
Conservation Commission	1 copy
Taunton Municipal Lighting Plant	1 copy
School Department	1 copy
Park and Recreation Department	1 copy
Fire Department	1 copy
Street Department	1 copy
Department of Public Works **	1 copy
Tree Warden	1 copy
Zoning Code Enforcement Office	1 copy

The above departments, within thirty (30) days of receipt of such submission, may each make a report in writing to the board. Such report shall be considered by the board in making its findings on submission.

\* The developer should consult with the planning board as to the number of copies required by the board before submitting his application.

\*\* If applicable

### **3. Filing Fee**

For a preliminary subdivision plan for residential purposes, the filing fee shall be three hundred dollars (\$300.00), which shall be tendered by certified check payable to the city of Taunton at the

time of submission. In the case of a preliminary plan for a cluster subdivision, the preliminary subdivision filing fee shall be waived.

For a preliminary subdivision plan for an industrial and/or commercial development, the filing fee shall be five hundred dollars (\$500.00) plus fifty dollars (\$50.00) per lot, which shall be tendered by certified check payable to the city of Taunton at the time of submission

**207 A SUBDIVISION PRELIMINARY PLAN SHALL CONTAIN THE FOLLOWING INFORMATION:**

(A) Name or title of the subdivision proposed; both true and magnetic north point, date, graphic scale, metric scale, locus map and boundaries the area for which subdivision approval is sought, also the boundaries of any additional adjoining land of the same owner or of the same subdivider; the existing zoning applying to the proposed subdivision, and a statement or a diagram demonstrating conformance of the proposed subdivision with the Taunton Planning Board Master Plan;

(B) The name and address of the Subdivider, also of the engineer, surveyor, or designer, and of all current owners of record of land within the area proposed to be subdivided, and of the owner(s) of all abutting lands within 300 feet, as they appear in the most recent city of Taunton property tax records; also, the bench mark to which elevations will be referred, using the North American Vertical Datum of 1988.

(C) The location, proposed name, width, profiles/s, and radius of CURVATURE of the center lines of proposed and existing streets, highways, ways and easements within or adjoining the land proposed to be subdivided;

(D) The location, center-line profile, cross-section and type of storm drainage works existing and proposed for subdivision;

(E) The location of all existing natural and man-made features within or adjacent to, and significantly affecting the layout of the area proposed to be subdivided, such as water bodies, streams, wetlands, large trees, wooded area, railroads, major highways, airports, industrial areas, commercial or retail business areas, schools, institutions, cemeteries, parks, utility easements, buildings; water bodies, streams and wetland line locations shall be approved by the Taunton Conservation Commission (TCC) or superseding authority and shall be marked as such on the plans

(F) The location, dimensions, materials and depth of existing public sanitary sewers, water mains, and local electric distribution lines outside but nearest the subdivision;

(G) Within the subdivision the location, size, materials, invert elevation and slope of sanitary sewers proposed, together with a written statement of preliminary approval by the City Engineer, or a description and plan of capacity and location or other means of sewage disposal, with evidence of soil suitability for such disposal, similarly approved by the Board of Health;

(H) The lines, bearings, dimensions and areas of lots and radii and lengths of curved property lines. Mass State Plane Coordinate System coordinates shall be provided for all ends of lines or arcs along the perimeter of the subdivision as well as at each roadway bound to be set. The traverse used to tie-in to officially recognized permanent bounds with known state plane coordinates must be

shown and shall include permanent marked points spaced a maximum of 500 feet apart. Proof of closure must also be provided;

(I) In each subdivision, the subdivider shall furnish a topographic map of all parts of such subdivision. Such topographic map shall show contours at intervals of one (1) foot elevation or at such lesser intervals as the planning board may prescribe;

(J) The proposed names of proposed streets shall be on the plans; the subdivider shall consult with the index of names of existing streets on file with the city engineer. No duplicate name or names closely similar to existing street names shall be permitted (i.e., if "mill street: be an existing street, there shall not be permitted "mill place", "mill terrace", or "mill (avenue)");

(K) Preliminary profiles and cross-sections of streets, storm drains and sanitary sewers, existing or proposed, shall be drawn at scales suitably related to the scale of the preliminary plan required;

(L) Each sheet, drawing and print submitted as part of a subdivision preliminary plan shall be plainly marked "preliminary" in letters not less than one-half inch high, which shall be placed in the top right-hand portion of each data sheet ( if practical), or letter sheet; "preliminary" shall also be similarly placed on each drawing sheet, or else in the topical title of each drawing sheet;

(M) The applicant shall, in preparing the preliminary plan, consult the regulations of the water sewer divisions of the department of public works, and abide by their regulations.

### **Planning Board Approval**

**208** A preliminary plan submission containing all the information required shall be as promptly considered by the planning board as may be, following receipt. Each preliminary plan submitted will be reviewed by the planning board in relation to the city plans for the are, the zoning requirements, good land development practice, and sound engineering, as well as conformance with the design standards and construction specifications set forth in articles III and IV of these regulations. The procedure will be as follows:

(A) Any information deficiency in preliminary plan submission must be completed before consideration by the planning board;

(B) After reviewing and examining a preliminary plan and accompanying preliminary information, the planning board or its planner shall direct the subdivider to make changes;

(C) In addition, the planning board shall to be undertaken by the subdivider or by others, any studies which the board deems necessary or desirable to protect and assure the health, safety, and welfare of the city of Taunton and future occupants of such subdivision, whether residential, commercial, or industrial, as set forth in section 200 5);

(D) After planning board review and examination, including any other studies and after any changes by the subdivider, the planning board shall discuss and by vote approve, modify and approve, or disapprove such preliminary map and preliminary information. the board shall approve a plan if the plan meets all of the requirements of the subdivision rules and regulations, and the requirements of all departments and agencies received to the date of final review. Approval shall be interpreted to mean that should new information be brought to the board from within or without its membership, which would have altered its decision on the

preliminary plan, that it may still impose conditions decided upon this new information on the definitive plan. The board shall modify and approve a preliminary plan when such plan does not meet the requirements of the subdivision rules and regulations, on the recommendations of departments and agencies which have corresponded with the board, by the omission of elements which can be corrected by the planning board at the time when such plans under review for a decision. The board may issue a certificate of modification or approval, which shall note that all elements of the plan are approved except the following elements are omitted, or must be changed, and such omissions must be corrected and changes made in the submission of the definitive plan. The board shall further note that this certificate of modification and approval is final action on the preliminary plan, and that further preliminary plan submissions are not required. The board may disapprove a preliminary plan when such plan has omitted elements required by the subdivision rules and regulations, or required changes to conform with the subdivision rules and regulations, or does not conform to the recommendations with the board, and the board finds that such recommendations, omissions, or required changes are of such significance that the planning board should disapprove, and request a revised preliminary plan. In such case, the planning board shall prepare a certificate of disapproval, which shall be sent to the applicant, with a copy to the city clerk. The certificate of disapproval shall state such disapproval and state reasons for disapproval, and the applicant shall be notified that the applicant may submit a revised preliminary plan.

(E) The planning board clerk shall notify the subdivider and city clerk in writing of the vote of the board on the preliminary plan submitted within forty-five (45) days of filing; the planning board clerk shall note any conditions voted, and shall transmit to the subdivider one copy of each conditions, if any were voted, endorsed on such drawing or data sheet.

## **Definitive Plan Submission**

### **209 PURPOSE**

The Board requires the submission of definitive plans for all proposed subdivisions. The definitive plan provides the basis for the formal review and approval of the definitive plan, after a public hearing, entitles the applicant to cause such plan to be recorded, and to proceed with the subdivision and improvement of the land as provided by these rules and regulations.

### **210 PROCEDURE**

The final or Definitive Plan shall be prepared by a professional civil engineer registered in Massachusetts from a boundary survey made by a competent land surveyor also registered in Massachusetts.

All surveying shall conform to “technical standards of professional practice for Massachusetts land surveyors for property surveys”, and the land surveyor shall sign and affix his/her stamp to the definitive plan with a statement that the survey conforms to these requirements.

A definitive plan of a subdivision may be submitted by delivery to the Planning Board office, or by registered mail, in care of the city clerk. Such plans shall be considered accepted for submission unless within two weeks the board determines the submission to be incomplete. In the event a subdivision is determined to be incomplete, the submittal date shall be the date the submittal is determined to be complete. A complete submission shall be a submittal that substantially meets the filing requirements and content for definitive subdivision plans as outlined in the Planning Board Rules and Regulations

Definitive plans evolved from preliminary plans shall be submitted within seven (7) months of the submission of preliminary plans

- 1) Two (2) completed “application for approval of a definitive plan” Forms, Form “C” (see Appendix B). One copy is to be delivered to the city clerk.
- 2) Engineer’s certificate on Form D-1 (see Appendix B).
- 3) Surveyor’s certificate on for D-2 (see appendix b).
- 4) A deposit as required, payable as directed, to cover expenses for advertising, notices, and mailings, and public hearings in connection with the submission. Unless otherwise provided for, the planning board, at its discretion, may require the services of a recording secretary, the expenses for which shall be borne by the petitioner or applicant who caused such public hearing to take place. The fees must be paid for in full at the time of submittal.
- 5) An original drawing, as per section 200 6), and required contact prints, dark line on white paper, of the definitive plan, showing the requirements of sections 215 - 221 of these rules and regulations.
- 6) A drainage design analysis as specified in section 314. If the subdivision is to be tied into a public sewer, flow calculations are also required. If a lift station is required, all data pertaining to station capacity, wet well, pump capacities, and stand-by power is required for approval.
- 7) An impact Study (see section 200 5).

### **211 REVIEW BY LOCAL BOARDS**

1) The board will distribute copies of the definitive plan to various city boards and commissions for their review and comment as follows:

Planning Board	2 copies and 1 original
Board of Health	1 copy
City Engineer	1 copy
Water Department	1 copy
Sewer Department	1 copy
Conservation Commission	1 copy
Taunton Municipal Lighting Plant	1 copy
School Department	1 copy
Park and Recreation Department	1 copy
Fire Department	1 copy
Cable Commission	1 copy
Department of Public Works **	1 copy
Tree Warden	1 copy
Zoning Enforcement Office	1 copy

\*\* If applicable

The following requirements must be met before the Taunton Board of Health will review and appraise a proposed subdivision plan as required by chapter 41, section 81-U of the Massachusetts General Laws:

- A. For proposed lots/ subdivisions that will not be serviced by a municipal sewer system:
  - 1. The Board of Health requires that the applicant demonstrate through deep observation holes and percolation testing that there is 4 four feet of naturally occurring percable material on each lot.
  - 2. At a minimum, at least one percolation test and observation hole is required per lot. Additional testing may be required at the discretion of the Board of Health or its representative.
  - 3. Testing must be conducted by a certified soil evaluator and witnessed by an agent of the Board of Health
- B. For proposed lots/ subdivisions that will not be serviced by municipal water;
  - 1. The Applicant must demonstrate that there is an adequate supply of potable water to service all lots in the proposed development;
  - 2. The Board will consider individual wells capable of supplying at least 7 gallons per minute of potable water as being adequate to service each dwelling unit;
  - 3. The board will require a minimum of one test per every five lots
    - a. For each test well the Applicant must determine its safe yield and water quality. The Applicant should contact the Board of Health for a list of parameters to analyze for, which are contained in the Taunton Board of Health's current local well regulations.
- C. The proposed plan detailing the disposition of stumps, woodwastes and any debris existing on the site;
- D. Approval of proper authority on any use, filling or dredging of any wetlands. (see section 200-5).



- E. The approval of sewer department and city engineer for the surface drainage; including any culverts under streets in and adjacent to the subdivision.
- F. Easements and approval of abutting property owners to run or discharge drainage on to or through their property.

Brooks in subdivisions that are to be piped, stone lined, or paved with bituminous concrete shall be in accordance with approved practice..

**2) Prior to any Planning Board vote of approval, each subdivision definitive plan shall also be accompanied by the following:**

- (A) Statement by the water department supervisor of the conditions on which the city will supply water to the subdivider; also, a statement approving the diameters, lengths, materials, and location of water mains, valves and hydrants proposed within the subdivision;
- (B) Approval by the fire chief of the number, location, and size of fire hydrants and fire alarm boxes proposed - Fire Lanes may be required to be constructed and properly marked (POSTED) by the Head of the Fire Department or his designee. Required Fire Lanes shall be according to the City of Taunton Ordinance and 527 C.M.R. 10.03 (10);
- (C) If interconnection with the Taunton municipal sewerage system is proposed, a statement by the sewer department supervisor of the conditions on which the city will sewer the subdivision, also a statement approving the diameter, location, material, slope and invert elevations of the sanitary sewers proposed within the subdivision;
- (D) If city sewerage be not proposed, approval by the board of health of the means of sewerage disposal proposed, and approval of the soil structure in the disposal locus proposed;
- (E) Location of poles for street lighting and type of light fixture to be installed;
- (F) A certified check payable to the city of Taunton in an amount totaling three thousand dollars (\$3000.00) per drawing sheet, as security for later submission to the planning board of an accurate record plan and profile (a preliminary plan may be draw either in black India ink, or with pencil on some transparent medium, yielding clear, dark line points. A subdivision definitive plan shall be drawn only in compatible ink on tracing cloth, a linen or polyester film single matte : with a thickness of .004 mils, and must have an opacity so as to allow consistent Xerox diazo and microfilm reproduction. Where a proposed shall also be drawn an index diagram of sheet. Preliminary plans shall be drawn to a scale of not more than one hundred (100) feet to the inch, except that index plans, plans of land of the same owner adjoining the section of nearest available public sanitary of not more than four hundred (400) feet to the inch ) of roadway pavement, elevations, drainage line, water mains, sewer line, and lighting fixtures as actually installed. Check will be refunded after submission of said as built (see section 505);
- (G) For each subdivision or for a subdivision section covering less than five acres, a fee of seven hundred dollars (\*700.00), payable as below:

(H) For each subdivision or a subdivision section covering five acres or more a fee of six hundred dollars (\$600.00) per acre (or fraction thereof) over five acres, shall be tendered in cash or by certified check payable to the city of Taunton at the time of submission of such definitive plan;

(I) A performance guaranty running to said city of Taunton by some one of the methods established by the Massachusetts subdivision control statute. Two options are available under the statute Massachusetts General Laws, Chapter 41, Section 81-U, performance guaranty:

(1) By a proper bond or a deposit of money, sufficient, in the opinion of the planning board, to secure performance of the construction of ways and the installation of municipal services required for lots in the subdivision,

or

(2) By a covenant, executed and duly recorded by the owner of record, running with the land, whereby such ways and services shall be provided to serve such lot before such lot may be built upon or conveyed other than by mortgage deed and which shall also be accompanied by a deposit or bond, as determined by the board to cover the cost of the top course of bituminous concrete (Form "F", Appendix B);

J) An impact statement, as set forward in section 200 5):

K) copy of conservation commission "order of conditions" (see Section 200 - General, Paragraph 5) (1).)

## **212 PUBLIC HEARING**

Before approval or disapproval of the definitive plan, a public hearing shall be held by the Board, notice of time and place of which and of the subject matter suitable for identification shall be given in a newspaper of general circulation in the city, once in each of two successive weeks, the first publication being not less than fourteen (14) days before the day of such hearing, and by mailing a copy of such advertisement to the applicant, and to each owner of land abutting, and others within three hundred (300) feet of land included in such plan as appearing on the most recent tax list. The applicant shall submit a list of the abutters to the Taunton Planning Board.

## **213 PERFORMANCE GUARANTEE**

Before the Board endorses its approval on a Definitive Plan, the applicant shall make such performance guarantees or covenant execution as required by Section 211 of these Rules and Regulations.

## **214 APPROVAL OR DISAPPROVAL**

A definitive subdivision plan may be denied in the event that the requirements of the subdivision rules and regulations pertaining to definitive subdivisions are not met. Final approval of a Subdivision Definitive Plan by the Planning Board may be voted with or without conditions, but only in accordance with the following procedure:

(A) Any person filing a Definitive Plan shall file same with the Board; (16) Copies of the Definitive Plan, incorporating the requirements or Section 216, may be required by the Board \*, for distribution by them as follows:

Planning Board	2 Copies
Board of Health	1 Copy
City Engineer	1 Copy
Water Department	1 Copy
Sewer Department	1 Copy

Conservation Commission	1 Copy
Taunton Municipal Light Plant	1 Copy
School Department	1 Copy
Park and Recreation Department	1 Copy
Police Department	1 Copy
Fire Department	1 Copy
Cable Commission	1 Copy
Department of Public Works **	1 Copy
Tree Warden	1 Copy
Zoning Code Enforcement Office	1 Copy

\* The Developer should consult with the Planning Board as to the number of copies required by the Board before submitting his application.

\*\* If Applicable

(B) Written notice of the date of submission of such Definitive Plan and accompanying information shall be given by delivering or sending by certified mail to the City Clerk a copy of a cover letter by the subdivider to the Planning Board, listing the sheets of Definitive Plans and other information required by statute to be submitted;

(C) A public hearing shall be held on each Definitive Plan by the Planning Board as required by statute with notice published not less than fourteen (14) calendar days prior to the date fixed for such hearing:

After the public hearing the Planning Board will notify the developer in writing, of its final decision according to the following time schedule as defined in MGL Chapter 699 of the Acts of 1986. From the legal date of submission:

RESIDENTIAL

- (1) 135 Days in the absence of a preliminary plan
- (2) 90 Days if a complete preliminary plan was filed and either granted, granted by default or denied

NON-RESIDENTIAL

- (1) 90 Days (Preliminary Plans are mandatory)

Unless an extension of this time limit has been requested in writing by the applicant and granted by the Board, the Board shall by a majority vote, approve, with or without modifications and conditions, or disapprove such plan. The action of the Board, including any conditions or approval or specific reasons for disapproval, shall be stated in a letter entitled "Certificate of Final Action", and filed with the City Clerk, and a copy thereof sent by the Board to the applicant by certified mail. Unless an appeal is taken to the Superior Court from the action of the Board and written notice of such appeal is received by the City Clerk within 20 days of the City Clerk's receipt of the Certificate of Final Action, the Planning Board shall sign the approved definitive plan, and refer thereon to any conditions or approval or to any instrument describing such conditions. The applicant shall then, at his/her expense, furnish the Board with three sets of full size copies of all drawings comprising the definitive plan, and with one complete set of reproducible drawings and with one copy of the approved plan in a digital format compatible with AutoCad R14 or update on media deemed acceptable by the City Engineer.

The approval by the Board of a Definitive Subdivision plan does not constitute a laying out or acceptance by the city of the streets within the subdivision as city or public ways.

## **215 COMPONENTS**

Definitive Plans shall consist of several sheets, including the following components:

- 1) Title Block
- 2) Locus Map
- 3) Lot layout plan
- 4) Street and utilities construction plans and profiles
- 5) Detailed drawings as required by the subdivision rules and regulations

## **216 A SUBDIVISION DEFINITIVE PLAN SHALL CONTAIN THE FOLLOWING INFORMATION:**

(A) Name or title of the Subdivision proposed; both true or magnetic north point, date, graphic scale, metric scale; locus map and boundaries of the area for which subdivision approval is sought, also the boundaries of any additional adjoining land of the same owner or of the same subdivider; the existing zoning applying to the proposed subdivision, and a statement or a diagram demonstrating conformance of the proposed subdivision, and a statement or a diagram demonstrating conformance of the proposed subdivision with the Taunton Planning Board city plan;

(B) The name and address of the subdivider, also of the engineer, surveyor, or designer, and of all current owners of record of land within the area proposed to be subdivided and of the owner of all abutting lands, as they appear in the most recent City of Taunton tax records; also, the bench mark to which elevations will be referred, using the North American Vertical Datum of 1988.

(C) The location, proposed name, width, profiles, and radius of curvature of the center lines of proposed and of existing streets, highways, ways and easements in, on, serving, or adjoining the land proposed to be subdivided;

(D) The location, centerline profile, cross-section and kind of storm drainage works existing and proposed for such subdivision;

(E) The location of all existing natural and man-made features within or adjacent to and significantly affecting the layout of the area proposed to be subdivided, such as water bodies, streams and wetlands, large trees, wood areas, railroads, major highways, airports, industrial areas, commercial or retail business areas, schools, institutions, cemeteries, parks, utility easements, buildings, water bodies, streams with their approved designations and wetland line locations shall be approved by the Taunton Conservation Commission (TCC) or superseding authority and shall be marked as such on the plans;

(F) The location, dimensions, materials and depth of existing public sanitary sewers, water mains, and local electric distribution lines outside but nearest the subdivision;

(G) Within the subdivision, the location, size, material, invert elevation and slope of sanitary sewers proposed, together with a written statement of approval by the City Engineer, or a description and plan of capacity and location of other means of sewage disposal, with evidence of soil suitability for such disposal, similarly approved by the Board of Health;

(H) The lines, bearings, dimensions and areas of lots and radii, lengths of curved property lines. Mass State Plane Coordinate System coordinates shall be provided for all ends of lines or arcs along the perimeter of the subdivision as well as at each roadway bound to be set. The traverse used to tie-

in to officially recognized permanent bounds with known state plane coordinates must be shown and shall include permanent marked points spaced a maximum of 500 feet apart. Proof of closure must also be provided.

(I) In each subdivision, the subdivider shall furnish a topographic map of all parts of such subdivision. Such topographic map shall show existing and proposed contours at intervals of one (1) foot elevation, or at such lesser intervals as the planning board may prescribe;

(J) The proposed names of proposed streets shall be shown on the plans; the subdivider shall consult the index of names of existing streets on file with the city engineer. No duplicate name or names closely similar to existing street names shall be permitted (I.E., if "Mill Street" be an existing street name, there shall not be permitted "Mill Place", "Mill Terrance", or "Mill Avenue");

(K) Definitive profiles and cross-sections of streets, storm drains and sanitary sewers existing or proposed shall be drawn at scales suitably related to the scale of the definitive plan required;

(L) Each sheet, drawing and print submitted as part of a subdivision definitive plan shall be plainly marked "Definitive" in letters not less than one-half inch high, which shall be placed, if practical, in the top right-hand portion of each data sheet or letter sheet; "Definitive" shall also be similarly placed on each drawing sheet or else in the topical title of each drawing sheet;

(M) The applicant shall, in preparing the definitive plan, consult the regulations of the water and sewer divisions, and abide by their regulations;

(N) An impact statement, as set forth in section 200 5).

(O) Copy of the conservation commission "Order of conditions" (See Section 200 - General, paragraph 5) (1).)

(P) The Planning Board shall require that subdivisions must have a phasing plan. Lots are to be released in phases, the last shall not be released until everything up to the last phase in the subdivision is correctly installed or fixed and working properly to the Boards approval. Certified as-built plans shall be submitted as acceptance plans for the release of the last phase of lots.

(Q) "The binder course shall last through one winter\* (\*December, January, February and March) or a nine (9) month span before the lot releases for the last twenty percent of the lots in the subdivision are granted. Also, that no reduction in surety be allowed for these lots and the cost of linear feet for pavement that services these lots, until it has been satisfactorily in service for at least nine (9) months or through a winter\*. The applicant shall submit a schedule of completion to the Board on the proposed time period to complete the subdivision. In the case of a phased subdivision, each phase shall have the binder course shall last through one winter\* (\*December, January, February and March) or a nine (9) month span before the lot releases for the last twenty percent of the lots in the phase is granted. Also, that no reduction in surety be allowed for these lots and the cost of linear feet for pavement that services these lots, until it has been satisfactorily in service for at least nine (9) months or through a winter\*. The applicant shall submit a schedule of completion to the Board on the proposed time period to complete the subdivision

(R) The location of all zoning setback lines, proposed building footprints, and proposed driveway locations

## **217 DRAFTING STANDARDS**

- 1) The plans shall be drawn to scale 1" = 40' on present plan, or such other scale as the board may approve, except that the locus map and required profiles shall be drawn to the particular scales indicated in sections 219 and 221 respectively;
- 2) Plans shall be drawn as outlined in section 200 6).
- 3) Copies shall be clear and legible dark line on white paper.

## **218 TITLE BLOCK**

Each sheet shall have a title block containing:

- 1) The name of the subdivision;
- 2) The names and addresses of the applicant and designer;
- 3) Imprint of designer's stamp and signature;
- 4) Scale and Date.

There shall be provided on each drawing space for endorsement by the Board, including space for reference to any external documents, and space for the signature of the City Clerk's certification of no appeal, and for the date.

## **219 LOCUS MAP**

The first sheet of the Definitive Plan shall include a locus map of the proposed subdivision at a recommended scale of 1"=800", or 1"=1000".

## **220 LOT LAYOUT PLAN**

The lot layout plan shall include:

- 1) Indication of true and magnetic north arrow on all drawing sheets;
- 2) Lot layout, including dimensions and bearings and consecutive numbering of lots, and the zoning district or districts in which the proposed subdivision is located;
- 3) Names and location of all abutters, including adjacent lands of the applicant, as they appear in the most recent tax list, and all non-tax paying abutters shall include government and church owners of property;
- 4) Proposed street names, roadway width, and right of way width for all proposed streets;
- 5) Sufficient data to determine readily the location, bearing, and length of every street, lot, and boundary line, and to establish these lines on the ground. Also in each lot, a statement of its lot number;
- 6) Accurate locations and coordinates on the Mass. State Plane Coordinate System of all monuments, existing or proposed one (1) bound shall be set at each change in direction of boundary perimeter of the roadway layout;
- 7) The location, width of all easements or rights of way or public areas, and boundaries by bearings or dimensions. The purpose of such easements or rights of way shall be indicated.
- 8) All existing buildings, structures, and major trees, drawn in outline; those to be removed shall be drawn with a broken line; those to remain, proposed tree plantings shall be shown (See Section 411).
- 9) Topography – One (1) foot intervals are specified by the Board. The surface elevation of all water bodies within the subdivision shall be given, and ground surfaces identified as to type, such as woodland, swamp, ledge outcrops, periodically flooded, etc. major natural features such as waterways, large boulders, stone walls, shall be shown. Areas which are subject to the flood plain zoning ordinance must also be indicated on the plans. Water bodies, streams and wetland line locations shall

be approved by the Taunton Conservation Commission (TCC) or superseding authority and shall be marked as such on the plans

10. The location of all zoning setback lines, proposed building footprints, and proposed driveway locations

## **Section 221 STREET AND UTILITIES CONSTRUCTION PLANS AND PROFILES**

A street and utilities construction plan and profile for each street shall be provided on a separate sheet, and shall consist of a layout plan of the street, and of a profile matching the layout either above or below it for ease in locating corresponding points. The profile shall be drawn at a vertical scale of 1"=4'. The plan and profile shall show:

- 1) Existing grades along the center and both side lines of street;
- 2) Proposed finished center line grades with elevations at every fifty (50) foot station, location of vertical curves and gradient of even grades;
- 3) Proposed layout of storm drainage, and water supply systems, hydrants, sewage disposal systems, and dimensions of gutters, and method of carrying water to the nearest water course or easements for drainage as needed whether or not within the subdivision; gutterline profiles of proposed street on sheets separate from the plan diagram, at a vertical scale of 1"=4', with all elevations referred to the North American Vertical Datum of 1988;
- 4) The location and elevation of the starting bench mark, and at least one other bench mark. All elevations shall refer to the North American Vertical Datum of 1988;.
- 5) Typical sections of roadways showing widths and grades of street lines, roadway pavements, sidewalks, street lights, grass strips, tree plantings, and side slopes, location and size of water, sewer, drain, and gas lines. The depth of roadway pavement, sidewalks, base courses, and all underground utilities.

## **Section 222 Waiver for Substandard Lots**

A waiver for substandard lots shall be filed for instances where the lots proposed to be created have been granted a variance from the Zoning Board of Appeals (ZBA) for a reduction of the frontage requirement for the lots shown on the plan. The proposed lot layout must conform to the ZBA decision. The waiver for substandard lots shall be a public hearing and the process shall follow the requirements for review of a definitive subdivision. The filing fee shall be \$300 plus \$25.00 per parcel/lot shown on the plan which shall be tendered by certified check payable to the city of Taunton at the time of submission. In addition, the petitioner shall be responsible for all advertising costs.



## **ARTICLE III GENERAL PROVISIONS**

### **300 GENERAL (RESERVED)**

### **301 LOTS**

All lots shown on the plan shall comply with the area frontage and other requirements of the Taunton Zoning Ordinance. All portions of the tract being subdivided shall be taken up in lots, streets, public lands, or other proposed uses, so that remnants and land locked areas shall not be created.

### **302 PARKS AND OPEN SPACES**

Before approval of a plan, the Board may, in proper cases, require the plan to show a park or parks suitably located for playground or recreation purposes, or for providing light and air. The park or parks shall not be unreasonable in area in relation to the land being subdivided, and to the prospective uses of such land. The board may, by appropriate endorsement on the plan, require that no building be erected upon such park or parks without its approval for a period of three (3) years from the date of approval of a subdivision.

“At the meeting of the Taunton Recreation Commission on March 18, 1975, it was voted to submit to the Planning Board the following recommendations concerning the allocation of land for open space and recreation in subdivisions. These recommendations are adopted from “National Park Recreation and Open Space Standards” by Robert D. Buechner (ED.) and “Urban Recreational Planning” by Seymour Gold; The amount of land to be set aside for open space and recreation should range from a minimum of 10% of the total area in a small subdivision to 25% in a large planned unit development and large subdivisions. Such land can be retained for use by residents (Private), or deeded to the city for public use.”

(Please refer to Appendix A “Allocation of Total Area” Plate 16)

**SEE SECTION 302A AFTER SECTION 411**

### **303 PROTECTION OF NATURAL FEATURES**

1) Due regard shall be shown for all natural features, such as trees, (It is required that the tree warden be contacted), water courses, scenic points, historic spots, and similar community assets, which if preserved, will add attractiveness and value to the subdivision and the city.

2) Water course, wetlands and like natural features shall be protected in accordance with the recommendations of the conservation commission.

(See Section 200L.)

### **304 CONTOURS**

Existing contours shall be preserved insofar as is practical. In any event, no change shall be made in existing contours which, in the opinion of the Board, adversely affects any land abutting the proposed subdivision. Subdivisions shall be designed so as to minimize the necessity for excessive cut or fill.

### **305 EASEMENTS**

1) Where necessary, easements for utilities, drainage systems, or pedestrian or bicycle paths shall be provided. Such easements shall be at least twenty (20) feet wide, and whenever possible, shall be

contained entirely on an individual lot and located along the rear or side lot lines, rather than across lots.

2) Where a subdivision is traversed by a water course, drainage way, channel, or storm drain, the Board may require that there be provided a storm water easement or drainage right-of-way of adequate width to conform substantially to the lines of such water courses, drainage way, channel or stream, and to provided for construction or other necessary purposes. Slope easements shall be provided where necessary to ensure lateral support and protection of streets and other construction features.

### **306 UTILITIES - UNDERGROUND**

Electric, Telephone and other utility wiring may be placed underground in all residential and shall be placed underground in non-residential subdivisions. The installation shall be to the specifications of the utility company concerned, and of the City of Taunton.

#### **306.1 ACCESS FOR PERSONS WITH DISABILITIES**

All current regulations of the Architectural Access Board and the American with Disabilities Act shall be adhered to.

**306.2** Before any lots are released, that there be a street sign installed for the street in which lot releases are requested at the entrance to the new roadway.

## **STREETS**

### **307 STREET CLASSIFICATIONS AND WIDTHS**

Proposed streets shall be classified by the Board as provided below, depending upon the amount of traffic they are projected to accommodate.

**1)Major Street-** Designed to accommodate large volumes of moderate speed traffic with access to abutting lots controlled. Major streets are thoroughfares, and carry through traffic between the various parts of the city. Major streets shall have a minimum right of way of one hundred (100) feet. (See Appendix A, Plate-1.) This category includes Industrial Subdivisions.

**2) Collector Street-**Designed to accommodate and direct traffic generated by minor streets in one or more neighborhoods or subdivisions to major street, and other areas of the city. Collector streets shall have a minimum right of way of seventy (70) feet. (See Appendix A, Plate 1.)

**3)Minor Street-** Designed for use by local residential and service traffic only. The function of a minor street is to provide direct access for abutting homes to collector streets, and the city street system. Minor streets shall have a minimum right of way of fifty (50) feet. (See Appendix A, Plate-1.)

In no case shall the minimum widths of street rights of way be less than fifty (50) feet. Final determination of street classifications and widths shall be by determination of the Board.

### **308 LOCATION**

1) All streets in the subdivision shall be designed so that, in the opinion of the Board, they will provide safe vehicular travel. Due consideration shall also be given by the subdivider to the attractiveness of the street layout in order to obtain the maximum livability and amenity of the subdivision.

2) The proposed streets shall conform as far as practicable to the most recent issue of the master plan as adopted or amended in whole or in part by the Board.

3)Provision satisfactory to the Board shall be made for the proper projection of streets, or for access to adjoining property which is not yet subdivided.

4) Reserve strips prohibiting access to streets or adjoining property shall not be permitted, except where, in the opinion of the Board, such strips shall be in the public interest.

5) Where a subdivision abuts an existing or proposed expressway, major or collector street, the Board may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, extra deep lots or such other treatment as may be necessary for adequate protection of through and local traffic.

6) Residential streets shall be so laid out that their use by higher speed traffic will be discouraged.

7) Private streets are prohibited, but streets closed to public travel are prohibited, private streets will be approved only if they meet public street standards.

8) Alleys shall not be permitted.

9) Where a subdivision proposal covers only a part of a tract of land in a single ownership, the Planning Board may require the subdivider to furnish a sketch of a contemplated street system to the standards of this article for the whole of such tract, including the part not theretofore submitted.

### **309 ALIGNMENT**

1) The minimum centerline radii of curved streets shall be as follows:

Minor (Residential) Street:	One Hundred and fifty (150) feet
Collector Street:	Three Hundred (300) feet
Major Street:	Eight Hundred (800) feet

2) All reverse curves on major and collector streets shall be separated by a tangent at least one hundred (100) feet long.

3) Streets shall be laid out so as to intersect as nearly as possible at right angles. No street shall intersect any other street at less than sixty (60) degrees. The maximum number of ways converging at an intersection shall be kept to four (4), with the center line of said street intersections at one common point.

4) Property lines at street intersections shall be rounded with a street line radius of not less than thirty (30) feet.

5) The offset of centerlines of streets in intersection with a common street, whether the same or opposite side of that common street, shall occur not less than two hundred and fifty (250) feet apart.

6) The grading at the intersection of ways shall be so designed as to be safe and convenient for travel, and to direct the flow of surface water in a suitable manner.

7) The developer, applicant, contractor, their heirs or assigns are responsible for the sanding and plowing of the subdivision until the roadways are accepted by the City of Taunton Municipal Council. The applicant shall file with the City a separate escrow account, in an amount equal to the amount to cover the cost of the City being called to do the job (15 storms per year x per linear foot cost times linear feet of roadway of all subdivision road lengths for up to one (1) year past the estimated completion date). The D.P.W. Commissioner can draw off that account for the cost to the City for sand, manpower, trucks, maintenance of vehicles at the current state rates applicable to the work.

### **310 GRADE**

1) The gutterline grade for any street shall not be less than eight tenths percent (0.80%).

2) The maximum centerline grade shall be in accordance with the following table:

TYPE OF STREET	MAXIMUM GRADE
Minor (Residential)	6%
Collector	5%
Major	3%

3) When the grade at any approach to an intersection exceeds six percent (6%), a platform shall be provided for a distance of not less than forty (40) feet, measured from the exterior line of the intersecting street.

4) Grades at intersection of more than two per cent (2%) for the first forty (40) feet, and more than four percent (4%) for the next thirty (30) feet will not be approved.

5) All streets shall be free of abrupt and frequent changes. A vertical curve is required for any grade change over one percent (1%). All summits of vertical curves shall be constructed in a manner which provides visibility as given below:

<u>TYPE OF STREET</u>	<u>MINIMUM FORWARD SIGHT DISTANCE</u>
Minor	150 Feet
Collector	200 Feet
Major	300 Feet

6) Grades must be set such that the gutter grades along the proposed roadway slope away from the existing gutter grades to result in a low spot six (6) inches lower than the lowest abutting existing gutter grade.

### **311 DEAD END STREETS**

1) Dead end street, whether temporary or permanent, shall not be longer than one thousand (1,000) feet unless, in the opinion of the Planning Board, a greater length is necessitated by topography or other local conditions.

2) Dean end streets shall be provided at closed end with a turnaround having an outside roadway diameter of one hundred and twenty (120) feet.

3) Throughout the whole of the rotary the grades shall be as flat as practicable, and shall not exceed three percent (3%)

### **312 CURB CUTS**

Driveway cuts shall not be within fifty-five (55) feet of the intersection of the street line of intersecting streets, nor within the intersection radius curve.

### **313 DRAINAGE**

- 1) When the subdivision causes a requirement for drainage improvements outside its area, the subdivider shall be required to secure the necessary approvals and provide such improvements in the public interest.
- 2) Appropriate storm drainage installations, including drains, gutters, manholes, culverts and related installations shall be required, if in the Board's opinion such installations are necessary, to permit the unobstructed flow of all natural water courses, to insure adequate drainage of all low points along streets, and to provide a proper means for stormwater run-off from the streets and area being drained. Sizes, spacing, and materials of drainage installations shall be determined by a registered professional engineer, and shall be subject to the Board's approval.
- 3) New drainage systems shall be properly connected to any existing storm drains in adjacent street, provided indicating that the existing storm drains are capable of accepting the additional loading, or easements which may exist. Where no adequate storm drainage system exists, or where it is inadequate, it shall be the responsibility of the subdivider to extend the system outside the subdivision in such a manner specified or approved by the Board to dispose properly of all the drainage from the proposed subdivision.
- 4) Where the adjacent property is not subdivided, adequate provision shall be made for the extension of the drainage system beyond the boundaries of the subdivision, and for it to carry the additional load that may be placed on the system. This shall be done by providing drains of adequate size and at proper slopes as specified by the boundaries and the proper connection of those of future subdivisions in the adjacent area.
- 5) Storm drains and culverts shall be a minimum of 12" inside diameter, and shall be greater when required by the Board.
- 6) All drainage must comply with the Massachusetts Department of Environmental Protection's stormwater regulations

### **314 DESIGN ANALYSIS**

A design analysis shall be submitted with each definitive plan submitted for approval. The design analysis shall include at least the following information:

- 1) Storm drainage system: The data shall include consideration of the entire watershed and the calculations used in designing the drainage system, including area calculations, intensity of rainfall, coefficient of run-off, time of concentration, discharge, pipe coefficients of roughness and quantity, and velocity of flow under design conditions. Design sketches showing the hydraulic gradient and the energy gradient for each run of drain pipe shall be included.
- 2) Storm drains shall be designed on a basis of ten (10) year storm, and shall be such as to insure a rate of flow of not less than three (3) feet per second, nor more than eight (8) feet per second under design conditions.
- 3) Catch basins shall be located at both sides of roadway not more than three hundred (300) feet apart, and/or, wherever necessary for proper interception of water.

- 4) Any areas designated as drainage areas shall be tested for adequate percolation.

### **315 SANITARY SEWERS**

1) Sanitary sewers, including all appurtenances, shall be designed to serve as many lots in subdivision as possible, and to provide connection to municipal sewerage system, as approved by the Sewer Supervisor.

2) Sewers shall extend to adjacent undeveloped land, if future continuation into such land is feasible.

3) No portion of sewerage system shall be approved if it requires a connection to municipal system over land of other owners, unless appropriate easements are first obtained.

4) The calculations used in designing the sewerage system, including the method of estimating average flows (including infiltration allowances) not to exceed the rate of one hundred and twenty-five (125) gallons per inch of diameter of pipe per mile of pipe per twenty-four (24) hour period, the peaking factor used, the hydraulic design of the system, including quantity and velocity of flow under both average and peak flow conditions, shall be included.

5) Minimum sewer pipe size shall be eight (8) inches, and sanitary sewers shall be such as to insure the flow of not less than two (2) feet per second, not more than ten (10) feet per second, except that house connections shall be at least six (6) inches in diameter, and shall maintain a minimum slope of 0.01 feet per foot.

6) Manholes shall be no more than three hundred (300) feet apart.

### **316 WATER SUPPLY**

Installation and materials for water main construction shall be in accordance with the Taunton Water Division "Guide to Materials and Installation for Water Main Construction", referred to as TWD standards. These standards are subject to revision from time to time and may be obtained at the Taunton Water Division Office, City Hall, 15 Summer Street.

#### **"Guide to Materials and Installation for Water Main Construction".**

1) The minimum main size approved for new construction is 8-inch. Water mains must be installed on the same side of the street for the entire length of the street. The size of the water mains inside of a new development must be able to provide a minimum pressure of 35 psi at the house side of the meter during maximum day demand, as projected for the year 2010. In addition, the water supply system must be designed to provide the Insurance Services Office (ISO) required fire flow while maintaining 20 psi domestic pressure.

2) All lots on streets in which a water main is to be installed shall be provided with an approved service connection at the property line, with the location of said service connection accurately shown on an approved plan.

3) The maximum distance allowed between valves is 1,000 feet. Three valves at each tee and four at each cross must be installed. These gate valves should line up with adjacent property lines.

- 4) The maximum distance between hydrants is 500 feet. Wherever possible, hydrants should be installed on the same side of the street as the water main and should be located on the lot line between adjacent lots and on the property line which defines the front of the lots.
- 5) New water mains shall not be placed into service until all pressure testing and chlorination has been successfully completed and certified results as submitted to the Taunton Water Division must be satisfied that the water main construction has been in accordance with the TWD standards. As built drawings are required, detailing the locations of all water main appurtenances, prior to acceptance of the new water main. These must be submitted to the Water Division Supervisor.
- 6) Only new materials shall be incorporated in the work. All materials furnished by the Constructor shall be subject to the inspection and approval of the Water Division Supervisor.
- 7) Prior to beginning the work, the Contractor shall submit to the Engineer data relating to materials and equipment proposed to be furnished for the work. Such data shall be in sufficient detail to enable the Engineer to identify the particular product and to form an opinion as to its conformity to the TWD standards.
- 8) The Contractor shall submit data sufficiently early to permit consideration and approval before materials are necessary for incorporation in the work.
- 9) The City shall have the final approval of all pipe, valves, hydrants and appurtenances, method of installation, and the size and location of all water works material.

**The following notices *must be included* on the final Definitive Plans:**

1. Prior to beginning the work, the Contractor must notify the Water Division and submit data relating to the materials proposed to be furnished for the work. Construction on the proposed water system shall not begin until specific permission from the Water Superintendent is granted.
2. This plan is subject to final approval by the Taunton Water Division with regards to the size and location of all water mains, valves, hydrants, and services.
3. At the completion of construction and prior to the acceptance, the contractor must submit to the Water Division a set of as-built record drawings. They must show the location of all water mains, valves, hydrants, and services. The developer must also submit stamped professional engineered plans certifying the depth of the new water main.

**316.A FIRE PROTECTION REQUIREMENTS**

- 1) Water mains shall be extended if any entrance; right of way, easement or property line of the proposed subdivision is within 2,640 feet of an adequate City of Taunton Water Supply.  
Note: Some water mains may be very old cast pipes with severe interior diameter restrictions, or other mains such as six (6) inch mains, may not be able to deliver 500 gallons per minute at 20 psi required by the Taunton Fire Department
- 2) Fire Tanks (underground or aboveground) and fire ponds shall not be considered an adequate means of providing adequate fire protection



3) All residential units shall be serviced by a water supply that provides a minimum flow in gallons per minute of 500 gallons per minute at 20 psi or current ISO and NFPA standards (whichever is more restrictive)

4) All non-residential units shall be serviced by a water supply that provides a minimum flow in gallons per minute that meets current ISO and NFPA standards (whichever is more restrictive)

5) All hydrant locations shall be approved by the Fire Department (Article 1000, 1.1. Bldg. Code). Hydrants outlets shall be 18" to 24" above finish grade and no more than 8' from the roadway.

6) All hydrants shall be operated and flowed by the Water Department and the Fire Prevention Bureau notified before a Certificate of Compliance is issued by the Fire Department.

7) An alternative method of providing adequate fire protection may be permitted by the Board if, as determined by the Fire Chief, the proposed alternative fire protection is sufficient.

Note: The Taunton Water Distribution System is designed to meet or exceed American Water Works Association Standards for domestic and fire protection and any proposed alternative method of providing fire protection including hydrants, booster pumps, gate valves, pipes or water storage tanks which are not physically connected to the Taunton Water Distribution System shall not at any time become the responsibility of the Taunton Water Division. Any alternative method for fire protection due to liability reasons alone should be denied.

### **317 BANK GRAVEL**

Bank Gravel shall consist of inert material that is hard, durable stone and coarse sand fill free from loam and clay, and having no stones larger than six (6) inches. The grading of material shall conform to the following:

Passing ½ inch sieve	50	85% Maximum
Passing No. 4 sieve	40	75% Maximum
Passing No. 40 sieve	10	35% Maximum
Passing No.200 sieve	0	10% Maximum

### **318 SELECT GRAVEL**

Material - Select Gravel base course material shall consist of approved, hard, durable stone and coarse sand, bankrun or blended, practically free from loam and clay, uniformly graded, and containing no stone having any dimension greater than 1 ½ inches. When spread and rolled, it shall form a firm foundation. The grading of the material shall conform to the following requirements:

Passing 3/8 inch sieve	70% Maximum
Passing No. 10 sieve	50% Maximum
Passing No. 200 sieve	5% Maximum

### **319 FLOOD HAZARD AREA REQUIRMENTS**

All subdivision plans and other proposed new developments subject to Planning Board review and/or approval shall be reviewed to determine whether such proposals will be reasonably safe from flooding. If any part of the proposed subdivision or other development is located within the 100 year floodplain or the special flood hazard district established under the Taunton Zoning Ordinance, it shall be further reviewed to assure that:

1) The proposal is designed consistent with the need to minimize flood damage;

- 2) All public utilities and services such as sewer, gas, electrical, and water systems shall be located and constructed to eliminate or minimize flood damage;
- 3) Adequate drainage system will be provided to reduce exposure to flood hazards;
- 4) Base flood elevation (100 year floor level) data is provided for that portion within the floodplain or special flood hazard district.

## **ARTICLE IV REQUIRED IMPROVEMENTS**

### **400 GENERAL (RESERVED)**

### **401 PURPOSE**

The developer is responsible for the completion of the following improvements as set forth in this Article:

- 1) Street Construction
  - (A) Preparation;
  - (B) Base;
  - (C) Pavement;
  - (D) Curbs;
  - (E) Sidewalks;
  - (F) Grass Plots;
  - (G) Side Slopes;
  - (H) Trees;
  - (I) Street Signs;
  - (J) Bounds;
- 2) Storm Drains
- 3) Sanitary Sewers
- 4) Water Supply
- 5) Utilities
- 6) Parks and Open Space

**402** All Required improvements shall be installed or constructed in accordance with the applicable provisions of these rules and regulations, and as shown on approved definitive plans, or as specified in the Planning Board's certificate of approval, or in any covenants and agreements accepted by the Board.

### **403 REVISION OF PLANS**

All Amendments and Modifications of Approved Definitive Plans, after Final Action by the Board, must be performed in accordance with Chapter 41, Section 81-W.

### **404 PROTECTION OF IMPROVEMENTS**

The applicant shall protect and maintain improvements required under the subdivision Rules and Regulations, including utilities, streets, curbings, sidewalks, etc. from any and all damage, until the entire subdivision is completed and approved as a whole by the Planning Board. Any damage to these utilities, etc., prior to the approval of the Planning Board, shall be repaired in a manner satisfactory to the Planning Board, the full cost of which shall be borne by the subdivider. Any material used which does not meet the standards as set forth in these regulations shall be replaced by the subdivider at his own expense.

Underground utilities and appurtenances not installed in accordance with the final grades approved by the Planning Board, shall be removed and reset to proper grade at the expense of the subdivider.

## **STREETS**

### **405 CONSTRUCTION**

#### **1) Preparation**

The entire area within each right of way or easement for future extension, and as far beyond as necessary to provide firm support or protection for the street, shall be cleared, and excavated and/or filled as necessary, and graded as shown on the approved Definitive Plans, and in accordance with the street cross sections included as Appendix A, Plate-1, of these rules and regulations. All deleterious material to be removed from the site and properly disposed of. (1<sup>st</sup> Inspection)

#### **2) Drains, Water Mains, Sewers and Utilities Placements**

All drains, public utilities, water mains, and sewers, including individual service laterals, shall be installed, as provided in Section 428 of these rules and regulations, prior to any further construction of the roadway. Water mains will be inspected by the Water Department and a person designated by the Department of Public Works will inspect drains, sewers, utilities and roadways, (2<sup>nd</sup> Inspection)

#### **3) Base**

At least twelve (12) inches of good, clean approved gravel, see sections 317 and 318, shall be placed and rolled with at least a ten ton roller. The surface shall be damp during rolling, to bind the material. Prior to any further construction, the roadway shall be inspected as provided in Section 428 of these Rules and Regulations. (3<sup>rd</sup> Inspection)

4) The roadway shall be paved to the thickness as indicated on Appendix A, Plate 1, after compaction with two (2) coats of class one bituminous concrete pavement, type I-1. The aggregate shall be composed, mixed, and laid hot in two courses as specific in the "Massachusetts highway Department Standard Specifications for highways and bridges", current edition, Section 460 for Class I Bituminous concrete pavement, as specifically set forth in Sections 460.20 to 460.82, or as amended. Upon completion of the surface treatment, said roadway shall be again inspected as provided in Section 420 of these Rules and Regulations. (4<sup>th</sup> Inspection)

5) All catchbasin grates, sewer/drainage manhole covers, spill berms and water gates are set to binder grade to allow drainage of the binder course. They are to be raised to final grade using concrete collars not more than two (2) weeks before construction of the final pavement and upon approval of the City Engineer

### **406 CURBING AND EDGING**

1) Curbing or edging is required on both sides of all roadways, and shall be one of the types specified under 2) Below, except that granite curbing shall be used for:

- A) All headers for catch basins;
- B) All street intersections on the curve, and extending six (6) feet tangential from the point of tangency along the side of each roadway.

2) Approved types of curbing or edging (See Appendix A, Plates 2,3,4,5,6 and 7)

- A) Sloped granite edging is the approved edging on the sidewalk side and at intersection curves.
- B) Bituminous concrete berm, (see Appendix A, Plate 3), is the approved edging where no sidewalk is proposed, except at intersection curves. Under no circumstances will monolithic

berm be accepted. The berm shall be constructed as a separate operation. Specifications for curbing or edging, workmanship and method of setting shall conform to the requirements of these rules and regulations, and to the requirements of the City of Taunton.

3) Curb openings for wheelchair ramps are required at all intersection radii in conformance with the Americans with Disabilities Act and Architectural Access Board regulations

#### **407 SIDEWALKS AND GRASS PLOTS**

1) A sidewalk shall be provided for all major, collector, and minor residential streets, having a width of (6) feet on each side of each street, and positioned alongside the curbing or edging

2) Preparation - - All materials shall be removed for the full width of the sidewalk to subgrade eight (8) inches below the finished grade, as shown on Appendix A, A-5; and all soft spots and other undesirable material below such subgrade shall be filled with six (6) inches of a good quality gravel, and rolled with a pitch toward the curb of not less than 0.15 feet per foot, nor greater than 0.16 feet per foot.

3) Sidewalks shall be paved with three (3) inches of compacted bituminous concrete, provided, however, that if a concrete surface is desired, specifications of the Massachusetts Highway Department shall be complied with.

4) Between the sidewalk and the edge of the street layout, there shall be installed grass plots. The top four (4) inches of all such plots shall consist of good quality loam, rolled and seeded.

5) This area in back of the sidewalk may be sloped at a maximum rate of three to one (3:1) to a point where it precisely coincides with the finished grade of abutting lots

6) All utility poles, fire hydrants, or trees shall be placed on the private side of the sidewalk. Utility poles and fire hydrants shall not be less than ten (10) feet apart. Mailboxes shall be located directly at the back of berm or curbing.

7) Sidewalks shall be placed to the binder course at the same time the roadway binder course is completed.

8) Sidewalk profiles shall parallel gutter profiles except at wheelchair ramps. Wheelchair ramps must be provided at all intersections and at all sidewalk ends.

#### **408 SLOPES AND WALLS**

Wherever the approved street grade differs from the grade of adjacent land, or where otherwise necessary for public safety, the developer shall be required to erect retaining walls and guard rail fences, or provide slopes no steeper than two (2) feet horizontal to one (1) foot vertical in fill, and one and one-half (1 ½) feet horizontal to one (1) foot vertical in cut to ensure proper protection and lateral support. Such walls, fences and slopes shall be subject to the Board's approval as to location, design, and dimensions, and shall be constructed in a manner satisfactory to the Board's Engineer. (See Appendix A, Plate 12)

#### **409 STREET SIGNS**

1) The developer shall furnish and erect necessary street signs to designate the name of each street in his development, said signs to conform with those used by the City, or as determined by the Planning Board.

#### **410 STREET LIGHTS**

1) Street lights shall be installed at each intersection to conform to the standard established by the Taunton Municipal Lighting Plan and City Engineer, or determined by the Planning Board. Street lights may be required by the Board on the private side of the sidewalk, and shall be installed in accordance with the procedure required by the Planning Board.

#### **411 STREET TREES**

Street trees, not less than twelve (12) feet in height, and of a species approved by the Planning Board Designee, shall be planted on each side of every street in the subdivision, wherever, in the opinion of the Planning Board, existing woodlands or suitable individual trees are not retained. Trees shall be located outside of exterior street lines, and at such distance therefrom, and at such spacing as the Planning Board shall specify in accordance with the most recent general practice of the city in planting trees on private property along public ways. (Section 302A )

302.A Before any clearing of trees, the Planning Board or their designee shall walk the site with the developer/applicant and choose trees which shall remain as part of the final layout of the development. These chosen trees shall be marked and be inspected upon release of final surety and/or covenant on the subdivision. If chosen or designated trees cannot be saved, for every one tree removed three (3) street trees shall be replanted in its place

OR

The applicant/developer shall preserve a minimum of 60% of all front and side yard areas in an undisturbed natural state. Specifically, that no more than 50% of the mature trees within the undisturbed area be removed. If this provision cannot be complied with than a minimum of eight (8) canopy trees of a minimum three inch (3") caliper be planted along the front yard within five (5) foot area along the layout of the street.

#### **412 MONUMENTS AND TRAFFIC LANE MARKING**

1) Monuments shall be installed at all street intersections, at all points of change in direction or curvature of street, and at other points where, in the opinion of the Board, permanent monuments are necessary. Such monuments shall be at least four (4) inches by four (4) inches reinforced concrete or granite posts, and must extend from at least three and one half (3 ½) feet below finish grade to not more than six (6) inches above ground unless otherwise specifically authorized by the Board in writing. No permanent monuments shall be installed until all construction which would destroy or disturb the monuments is completed.

2) Traffic lane marking – The subdivider shall be required to paint traffic lane markings on major and collector street surfaces, and may be required to paint them on neighborhood minor streets.

## **DRAINAGE**

### **413 PIPE STANDARDS**

1) The proper drain size shall be calculated by using the rational formula, " $Q = ACI$ ", with a Manning's "N" value of .012 for concrete and corrugated high density polyethylene pipe. For culverts less than thirty (30) feet in length and all drains, the minimum size of pipe shall be twelve (12) inches diameter. Culverts and drains shall be large enough to pass the design storm without surcharge".

#### **2) TYPE OF PIPE**

Storm drains shall be reinforced concrete or corrugated High density polyethylene pipe of adequate strength. All pipe shall conform to the state of Massachusetts standard specifications for highways and bridges, as amended

3) All pipes shall be laid on a slope so that the minimum velocity with the pipe flowing full shall be three (3.0) feet per second. All plans having drains with slopes which will produce pipe velocities less than three (3.0) feet per second, flowing full, shall be accompanied by a letter stating the reason for the flat slope. The letter shall have a space for approval by the Planning Board or its agent, and the drain shall not be constructed until the letter has been approved.

#### **4) DROP INLETS**

Drop inlets shall have an adequate water way opening to pass the design storm with not more than 0.2 feet for surcharge. Grates and frames shall be cast iron suitable for the loads which can occur either during the construction or afterward. Inlets shall be constructed either of brick or mortar with eight (8) inch thick walls, precast segmental concrete blocks not less than six (6) inches thick mortared in place, or of precast sections. Inlets shall be set on a base of either poured concrete eight (8) inches in thickness, or precast segmental base blocks not less than four (4) inches in thickness. Inlets shall be used in off-street locations and the grate frame shall be mortared in position with the top 0.2 feet below the grade of the finished ground surface. Side openings may be used in lieu of a grate if the quantity of run-off exceeds the capacity of a grate of reasonable size as approved by the Planning Board or its agent. Inlets shall be four (4.0) feet inside diameter below the corbelling, and shall not be used on drains greater than thirty (30) inches in diameter. A shaped invert is required. At inlets where the outlet pipe is larger than the inlet pipe, the crown of the outlet pipe shall be at the same elevation, or lower than the crown of the inlet pipe.

#### **5) CATCH BASINS - - MANHOLES**

Catch basins shall be installed on both sides of the roadway on continuous grades at intervals not to exceed three hundred (300) feet, at low points and sags in the roadway, near the corners of the roadway at intersecting streets, and at other such locations as required by the Board. Such catch basins shall be provided with inlets and transition stones. Each catch basin shall have a four (4) foot sump and be fitted with a gas and oil trap and granite headers with storm inlets. Drain pipes shall extend through a maximum of two (2) catch basins and thereafter through manholes to the point of discharge, manhole being required at every change in direction, slope, or diameter in the drain pipes. All catch basins except for the first two (2) shall discharge into the drain through a manhole, or in whatever manner the Planning Board shall direct.

### **414 CONSTRUCTION**

### **1) Excavation**

The trench for the pipe shall be excavated to the required line and grade, including earth, boulders, and ledge. Trenches for storm drains shall be no wider than the outside diameter of the pipe plus eighteen (18) inches for pipes through eighteen (18) inches nominal diameter, and the outside diameter plus twenty-four (24) inches for pipe larger than eighteen (18) inches. This trench width shall apply from the top of the pipe to the bottom of the trench. Above the top of the pipe the trench width may be as necessary to properly install the pipe. Trenches with side slopes steeper than the natural angle of repose of the soil shall be sheeted in an approved manner, as necessary, to avoid cave-ins and sloughing. All excavations shall be properly barricaded and lighted at night where they are close to pedestrian or vehicular traffic. Before any pipe is placed in a newly constructed fill, the contractor shall, as directed, place the filling two (2) feet above the top grade of the pipe, after which the pipe trench may be excavated. If cross pipes, conduits, drains or other unforeseen obstacles encountered in the excavation which cannot be relocated, the drain shall be redesigned to avoid the obstruction, if possible, in a manner suitable to the Planning Board or its agent. Possible obstructions to the line shall be investigated prior to the construction of the drain in its immediate vicinity.

### **2) Bedding**

Trenches may be excavated with a flat bottom, but the full length of the pipe, except the bell, must rest upon undisturbed soil except as hereinafter specified. Where trenches have been over excavated, a selected earth or gravel foundation, thoroughly compacted, shall be provided for proper pipe bedding. Soil, which is considered to be unsuitable by the Department of Public Works, shall be removed to a depth of not less than two (2) feet below the bottom of the pipe and replaced with compacted sand and gravel to the bottom of the pipe. Unsuitable soil or other excavated material shall be disposed of as directed by the Planning Board, or its Agent.

### **3) Pipe Laying**

Pipe shall be laid starting with the down stream end. Grade boards or other approved devices, including the laser beam, shall be provided to insure that the pipe is laid true to line and grade. Reference bench marks shall be clearly marked to enable the inspector to quickly check the grade and invert elevations. The downstream pipe shall be laid with groove or bell and facing upstream in the proper position. The spigot or tongue end shall be placed in the bell or groove, such that the inverts match.

### **4) Backfilling**

After the pipe has been laid and inspected, the trench shall be backfilled. The space under the pipe haunches shall be carefully filled with selected material. Free from stones or frozen earth, and compacted carefully to prevent the pipe from moving. The layer of backfill up to twelve (12) inches over the top of the pipe shall also be of selected material free from stones and frozen earth, well compacted. The remainder of the trench shall be backfilled in twelve (12) inches layers except as noted below, and each layer shall be fully compacted in the approved manner. Under roads or other traffic areas, the trench shall be backfilled in six (6) inch layers, with each layer compacted to the density of the surrounding soil. Pavement and base course materials removed during the excavation process shall be replaced with pavement and base course to match those removed. When, in the opinion of the Department of Public Works, the excavation is deep enough to warrant it, temporary pavement shall be provided as directed. Trenches not in pavement shall be left in a mounded condition as directed by the Department of Public Works.

## **415 GRATES AND HEADWALLS**

### **1) Security Bars**



Security bars shall be provided at the entrance to all culverts or open pipe drains over eighteen (18) inches in diameter. The grate shall be constructed of steel bars not less than one-half (1/2) inch diameter welded together to provide a grate not smaller than the pipe opening.

The vertical bars shall be placed with two (2) inch clear openings between them, and the horizontal bars shall be placed twelve (12) inches on center. The grate shall be installed not closer than one pipe diameter upstream from the entrance in a manner approved by the Planning Board or its Agent. A suitable sketch of the grate and method of installation shall be submitted for approval with the plans for the drains and appurtenances.

## **2) Headwalls or Flared End Sections**

Concrete or field stone masonry headwalls or flared ends shall be installed at outlet ends of storm drains. They shall conform to the tables on plates 13 and 14, and be placed a distance of not less than sixty-five (65) feet from the way line.

## **3) Scour Protection**

The discharge ends of all drains with flowing full velocities of four (4) feet per second or more shall be protected with a rip-rap apron of a width not less than three (3) times the normal diameter of the pipe. The rip-rap apron shall extend for a distance of not less than ten (10) times the nominal pipe diameter from the end of the discharge pipe. The rip-rap for exit velocities of them (10) feet per second or less shall be composed of a layer of stones twelve (12) inches in thickness or more, placed upon a bed of sand and gravel six (6) inches in thickness. The stones shall be sized so that not less than sixty (60) per cent shall have one dimension twelve (12) inches or more. The stones, after being laid shall be carefully chinked by hand to make a reasonably smooth and shaped surface. Where exit velocities are greater than ten (10) feet per second, the thickness of stones and the dimensions of the individual pieces shall be sized to prevent displacement by the flow. In this case, details shall be submitted to the Board's Engineer for approval.

## **SEWERS AND WATER SUPPLY**

### **416 SANITARY SEWERS**

Sanitary sewers shall be installed, flushed, and tested in accordance with the requirements of the sewer supervisor, and to the satisfaction of the City Engineer. Connections to all lots shall be installed on the exterior right of way line as shown on the Definitive Plan.

### **418 WAIVER OF SEWER AND/OR WATER REQUIREMENTS**

1) Where in the opinion of the Board municipal sewer lines are not accessible, and will not become available within two (2) years, the Board may waive the requirement of the construction of sewers, and may require instead other means of sewerage disposal acceptable to the Board of Health.

2) Where in the opinion of the Board municipal water lines are not accessible, and will not become accessible within two (2) years, the Board may waive the requirement of construction of water lines and may require instead other means of water supply acceptable to the Water Department.

## **UTILITIES**

### **419 LOCATION**

1) The builder will furnish all materials and labor except for the transformers and luminaires, which will be furnished and installed by the Taunton Municipal Light Plan, as per their decision of February 6, 1975.

2) All utility lines shall be shown in plan and profile in the Definitive Plan as required by Section 221 of these Rules and Regulations, Cable Television.

### **420 CONNECTIONS**

Connections for all utilities from the main structures to the exterior line of the way shall be constructed for each lot whether or not there is a building thereon.

### **421 EXTENSION OF UTILITIES**

Where adjacent property is not subdivided, or where all the property of the applicant is not being subdivided at the same time, provisions should be made for the extension of the utility system by continuing mains the full length of streets to be exterior limits of the subdivision at such grade and size which will, in the opinion of the planning board, permit their proper extension.

### **422 FIRE ALARM BOXES**

Wherever a connection to the City owned Fire Alarm circuit is feasible in the opinion of the Board, the Applicant shall install a fire alarm circuit within the subdivision including at least one fire alarm box for each one thousand (1,000) feet of street, or portion thereof. Material and location of boxes shall be directed by the Chief of the Fire Department.

### **423 CLEANING UP**

The entire area must be cleaned up so as to leave a neat and orderly appearance from debris and other objectionable materials.

## **INSPECTIONS**

### **424 PURPOSE**

Inspections of the quality of materials used and methods of installation of the improvements within a subdivision by the Board's Engineer, are required to protect the health and welfare of the future subdivision residents, and of the city.

### **425 ACCESS**

The applicant will provide safe and convenient access to all parts of the subdivision, for the purpose of inspection, to representatives of the Board or other city agencies and Boards.

### **426 RESPONSIBILITY**

The applicant is responsible for requesting inspections at the proper stage in the process of installation of improvements, as provided in Section 428, below. Should an inspection not be performed due to the failure of the applicant to notify the inspector, the applicant will be required to uncover the improvements. No work will be accepted that has been covered before inspection.

### **427 ENGINEERING DESIGN REVIEW AND FIELD INSPECTIONS**

#### **2) Field Inspection Fees**

For the purpose of requiring close adherence to all construction specifications, the Planning Board and/or its agent shall conduct regular on-site inspections as outlined in section 428 and Form G. Inspections shall be carried out by agents from the applicable City Departments and may be supplemented by outside consultants where deemed necessary by the Board (see B below)

A. Field Inspection Fee – A fee of one hundred and fifty dollars (\$150.00) for each 100 linear feet of roadway or part thereof, centerline to centerline measurement, shall be charged by the Board, and which shall be tendered by certified check payable to the City of Taunton at the time of submission. This fee shall be utilized for all inspections when this fee is deemed sufficient by the Board to cover all required and necessary inspections and consultants are not being required by the Board. In cases where the Board has deemed consultants to be necessary and this fee insufficient to cover all required and necessary inspections, this fee shall be utilized for review of the consultants reports, consultations with the consultants on issues that arise during construction, spot inspections during construction and the final inspections (including corrections required by any punch list items identified in the final inspections) by the various applicable Departments before the project is deemed complete.

B. Consultants - As provided in MGL ch44, Section 53G, the Board may impose on those applications which, as designated by the Board, require the services of outside consultants for the purpose of inspecting a project during construction and/or implementation for compliance with the required design standards and the Board's decision. The designation by the Board shall be based upon the size, scale or complexity of the project, and/or the city's lack of the necessary expertise and/or resources to perform the necessary inspections and reviews. The design standards shall include all aspects of the roadway, utilities and drainage system construction which includes but is not limited to the types of material(s) utilized, quality of materials and installation, conformance with all applicable laws, rules and regulations and applicable permits and proper functioning of all related infrastructure (see section 428). However, the final inspection necessary for the Planning Board to deem a project complete shall be completed by the applicable City Departments.

1. The initial required deposit and replenishment requirements shall be established by the Planning Board at the time of approval of the definitive subdivision
2. The monies that shall be collected by the Board under this section shall be placed in a separate account. The monies shall only be utilized for expenses that are directly related to the intent of this section and the subject development. All outside consultants retained by the Board for the particular development shall be paid from said account.
3. Once the subdivision has been deemed complete by the Planning Board any excess amount attributed to a particular project including any accrued interest shall be repaid to the applicant, or the applicant's successor in interest. Successor's in interest shall be required to provide documentation establishing such succession in interest
4. Once the Planning Board has selected a consultant, the selection may be appealed in writing to the Municipal Council, provided said appeal is filed with both the Planning Board and the City Clerk within ten (10) business days. Failure to hold a hearing within said two (2) weeks shall constitute an upholding of the Planning Board's selection. In the event of an appeal, the Municipal Council shall hear said appeal within 2 weeks with notification of parties. In considering the appeal there shall only be two (2) possible conditions which shall disqualify an selected consultant;
  - A. Conflict of interest
  - B. Lack of appropriate qualifications

#### **428 INSPECTION SCHEDULE**

- 1) The applicant shall submit to the Planning Board within two (2) weeks of the date of approval of the Definitive Plan a proposed construction schedule, outlining proposed times for construction of the items listed in paragraph 2 below.
- 2) Inspections shall be for the purposes listed below. Each item identified below shall be inspected and accepted as correct by the City or its agent before proceeding to the next step in the construction of the project
  - A. The Prepared Site: clearing and grubbing, stump removal, erosion control, material stockpiles and other proper site preparations
  - B. correct installation of detention basins, catch basins and drain lines, water mains, sewer lines & other utilities with open trenches and all other appurtenances
  - C. All required testing and as-built locations of mains and services
  - D. inspection of backfill of trenches including compaction and borrow materials
  - E. Roadway subgrade, roadway gravel, gravel placement, depths, compaction, lines and grades prior to placement of the binder course
  - F. placement of the binder course including proper mix, depth and compaction
  - G. After binder course for the proper raising of castings to binder grade, binder conformance to design grade and functioning drainage
  - H After binder course for correct construction of curbs, sidewalks, and top course pavement
  - I. Cleaning up of the site
  - J. Installation of plantings, loaming and seeding and stabilizations of any areas necessary
  - K. Installation of street signs,
  - L. Installation of bounds

M. Final inspection of all required improvements and development of a punch list of any outstanding items, and inspections of completed punch list items

N. Compliance with all relevant laws and regulations

3) The Board or its agent shall indicate on Form "G" (See Appendix B), the date of inspection, and approval of work completed. Such form shall be filed with the Board.

4) The applicant or contractor will notify the Planning Board and/or its agent, in writing, at least ten (10) days in advance of actual commencement of construction, close cooperation and coordination will be required by the said applicant or contractor and the Board or its agent in order to insure that all inspections are performed at the proper time. All subsurface installations must be with inspector's approval prior to be covered, or they may be required to be uncovered for his examination. In addition, the applicant or contractor shall request each inspection outlined in Section 2 above at least two (2) working days before the inspection desired.

5) Certified as built plans in conformance with the actual construction shall be submitted to the supervisor of Engineering by the Developer's registered engineer/surveyor for review, and once deemed acceptable, acceptance

#### **429 PRESSURE AND LEAKAGE TESTS FOR WATER MAINS**

1) All new water mains shall be pressure tested in strict accordance with AWWA (American Water Works Association) C-600, Section 4. Pressure and leakage tests will be conducted concurrently. A successful pressure test shall be performed prior to disinfection.

2) All new water mains shall be disinfected in strict accordance with AWWA C-651.

Refer to the Taunton Water Divisions Guide to Materials and Installation for Water Main Construction.

#### **430 Pressure and Infiltration Tests for Sewer Mains/ Vacuum tests for Sewer Manholes**

- 1) All new sewer mains must pass a low pressure air test prior to their acceptance and activation
- 2) All new sewer manholes must pass a vacuum test prior to their acceptance and activation
- 3) refer to City of Taunton Sewer Division Standards for design, materials and installation

## **ARTICLE V PERFORMANCE GUARANTEES**

### **500 GUARANTEE REQUIRED**

Before endorsement of its Approval of a Plan, the Board shall required, in accordance with Section 81-LL of the Subdivision control law, that the construction of ways and the installation of

Municipal Services be secured by one, or in part by the other, of the methods described in Sections 501 or 502 below, which method may be varied by the applicant.

### **501 FINAL APPROVAL WITH BOND OR SURETY**

The applicant shall file with the city a surety bond in a Form satisfactory to the Board, or deposit negotiable securities of a kind acceptable to the Board, in a renal sum or amount sufficient, in the opinion of the Board, to secure the performance of the construction of ways and installation of utilities for all lots not covered by a covenant, as described in Section 502 below. The Board shall request an estimate of work to be completed from the applicant, and shall have this estimate reviewed and approved by the City Engineer. Any bond, surety agreement, or securities filed or deposited in accordance herewith shall be executed so as to secure the completion of all required work within two years of such filing of deposit, or within such other time as the Board may specify. Upon failure of the developer to complete such work to the satisfaction of the Board, and in accordance with all applicable plans, regulations and specifications, the City shall be entitled to enforce such bond or to realize upon such securities to the extend necessary to complete all such work without delay. Planning Board shall be notified of any change in ownership or change in party responsible for completion of subdivision before any subsequent Planning Board action is requested.

### **502 FINAL APPROVAL WITH COVENANT**

The applicant shall execute a covenant (See Appendix B, Form “E”), which shall be approved by the Board as to contents and recorded with the approved Definitive Plan at the expense of the applicant. The applicant shall covenant and agree therein that no lot within the subdivision or the portion thereof described in the covenant shall be built upon or conveyed, except by mortgage deed, until such lot or lots shall be released from the conditions of said covenant by a majority vote of the Planning Board, upon satisfactory completion of ways and the installation of municipal services in accordance with the approved Definitive Plan, and with all applicable plans, regulations and specifications. The covenant shall run with the land, and shall be binding upon the applicant and the applicant’s successors in title to the land to which the covenant refers, or any portions thereof. Any covenant and any conditions required by the Board of Health shall be inscribed on the Definitive Plan to which they refer, or shall be recorded as a separate document and referred to on such Definitive Plan.

### **503 REVERSION OF BOND TO COVENANT**

If the developer desires to secure by means of a covenant the construction of ways and the installation of municipal services in a portion of a subdivision for which no building permits have been granted, and to have the Board release the bond or negotiable securities previously furnished to secure such construction and installation, the developer shall submit to the Board a cloth tracing and three copies of a new plan, limited only to that part of the Definitive Plan which is to be subject to such covenant. Upon approval of the covenant by the Board, reference thereto shall be inscribed on such new plan, and the plan endorsed by the Planning Board and recorded with the covenant at the expense of the developer.

#### **504 CERTIFICATE OF PERFORMANCE**

Before the Bond, or surety, or covenant required in Sections 501, 502 is released by the Board, the applicant shall submit to the Board an Engineer's Certificate of performance. Certifying that the ways within the subdivision have been completed in accordance with these rules and regulations, and the Definitive Plan and Profile.

#### **505 AS-BUILT PLAN**

The final design, location, materials and the methods of installation in the required public improvements including all changes from the approved Definitive Plan shall be recorded on a new plan, accurately describing the actual conditions of the improved site. Such plan shall be drawn, signed, stamped and presented to the Board with the Engineer's Certificate of Performance."

#### **506 RELEASE OF SURETY**

##### **1. Releases of surety other than final release of surety**

Upon the receipt of such request for the release of lots or sureties with the exception of a request for the release of the final lots or sureties, the board shall request from the City Engineer verification of the satisfactory completion of all work in the subdivision, and shall either approve the work and release the surety or the lots, or state wherein the work fails to comply with the definitive plan and with these rules and regulations and refuse the request. Either action shall be by a majority vote of the Board, and a certificate of the Board's action shall be transmitted, within forty-five (45) days of the developer's request, to the City Clerk and to the developer by certified mail, in a form suitable for recording, and to the surety company concerned, if any. The filing fee for a surety release shall be \$35.00 for a surety request. Lot release requests shall be \$25.00 per lot requested which shall be tendered by certified check payable to the city of Taunton at the time of submission.

##### **2. Final Release of Surety**

Upon the receipt of such request for the final release of lots or sureties, the board shall request certificates of satisfactory completion of all work in each departments area of expertise and jurisdiction. The departments that shall be requested to review the status of the subdivision shall include;

- City Engineer
- Water Division
- City Planner
- Fire Department
- Sewer Department
- Board of Health
- Conservation Commission
- Street Department
- Taunton Municipal Light Plant
- Park and Recreation

Each department shall either approve the work and recommend the release of the surety or the lots requested, or state the reasons why the work fails to comply with the definitive plan and with the rules and regulations and recommend denial of the request. Departments shall have fifteen (15) days to respond to the request from the date on the referral form. Failure to respond within the fifteen (15) days shall constitute a recommendation of approval by the department that fails to respond to the request.



An approval or denial of the request by the Planning Board shall be by a majority of the Board, and a certificate of the Board's action shall be transmitted, within forty-five (45) days of the developer's request, to the City Clerk and to the developer by certified mail, in a form suitable for recording, and to the surety company concerned, if any. The filing fee for a final surety or lot release request shall be \$100.00 plus \$25.00 per lot requested which shall be tendered by certified check payable to the city of Taunton at the time of submission.

#### **507 CONVEYANCE OF UTILITIES**

Before the Board will release a surety bond or deposit, or, in the case of a covenant, issue a certificate of performance, the developers shall execute an instrument (See Appendix B, Form "F"), transferring to the City valid, unencumbered title to all sanitary sewers, fire alarm conduits, water mains, and all appurtenances thereto constructed and installed in the subdivision, and conveying to the city, without cost and free of all liens and encumbrances, perpetual rights and easements to construct, inspect, repair, renew, replace, operate and forever maintain such sanitary sewers, storm water drains, fire alarm conduits, water mains and all appurtenances thereof and to do all acts incidental thereto, in, through, and under the whole of all streets in the subdivision, and if such sewers, storm drains, fire alarm conduits and water mains have been constructed and installed inland not within such streets, then in, through, and under the easements, as shown on the Definitive Plan, and where no easements are shown, in, through, and under a strip of and extending ten (10) feet in width on each side of the centerline of all such sewers, drains, fire alarms conduits, water mains, and the acceptance of streets in accordance with the applicable state statutes and City Ordinances. The above shall not be construed to relieve the developer and his successors in title to a portion of land or street in the subdivision of responsibility to complete all construction, as required by developer's covenants and agreements with the city, and to thereafter maintain all streets and utilities in a satisfactory condition until they are accepted by the city.

#### **508 ACCEPTANCE**

Once all work is completed within the subdivision and the surety, responsible for the completion of the subdivision work, has been requested by the developer to be released, the DEVELOPER shall be responsible in petitioning the Municipal Council for the acceptance of the streets and the surety will only be released when action is completed on the petition for acceptance and the street is accepted. In the event that the City is not accepting the street, a Homeowners Association shall be established for maintenance of the private road and the surety shall not be released until all necessary documents conveying the maintenance and ownership of said roadway to the Association are approved by the City and recorded. The petition shall be accompanied by a typed recordable legal description for each roadway as well as the appropriate plans.

## **ARTICLE VI ADMINISTRATION**

### **600 GENERAL**

#### **601 VARIATION**

Strict compliance with the requirements of these Rules and Regulations may be waived when, in the judgment of the Board, such action is in the public interest, and not inconsistent with the subdivision control law.

#### **602 MODIFICATION, AMENDMENT OR RESCISSION**

1) The Planning Board, acting on its own motion, or on the petition of any interested person, shall have the power to modify, amend, or rescind its approval of a subdivision plan, or to require a change in a plan as a condition of its retaining the status of an approved plan. All the provisions relating to the submission or approval of a subdivision plan shall also apply, so far as apt, to the approval of the modification, amendment or rescission of such approval, and to a plan which has been changed under this paragraph.

2) No modification, amendment or rescission of the approval of a subdivision plan or change in such plan shall affect the lots which have been sold or mortgaged subsequent to the approval of the plan, or any rights appurtenant thereto, without the consent of the owner of such lots, and of the mortgagee, if any, thereon.

3) No modification, amendment or rescission or change in an approved plan shall take effect until the applicable provisions of Section 81-W of the subdivision control law are complied with.

4) The failure of a developer to complete work in a subdivision within two (2) years of the approval of the Definitive Plans shall constitute a reason for the rescission of such approval.

5). The filing fee for a major modification, amendment or rescission shall be 10% of the sum of original filing fee, design review fee, and field inspection fee that was submitted for the original subdivision approval which shall be tendered by certified check payable to the city of Taunton at the time of submission. A major modification shall be considered any modification that results in the alteration of the roadway width or length, increase in the number of lots, type of housing, or number of units. A minor modification shall be considered any modification other than those specified above and shall have a filing fee of \$300.00 plus advertising costs which shall be tendered by certified check payable to the city of Taunton at the time of submission

#### **603 SEVERABILITY**

If any provision of these rules and regulations is found to be invalid or void, it shall not affect any other provision of these Rules and Regulations.

#### **604 REFERENCE**

For matters not covered by these Rules and Regulations, reference is made to Sections 81-K to 81-GG Inclusive, of Chapter 41 of the General Laws.

#### **605 APPEALS**

Appeals may be taken from the determination of the Board in accordance with the provisions of Section 81-BB, Chapter 41 of the General Laws.

**606 REPETITIVE PETITIONS**

To be favorably acted on, five (5) members of the Taunton Planning Board must vote in affirmative. This complies with Massachusetts General Laws Chapter 40A, Section 16, which allows two-thirds vote of a board of five or more members. The fee for filing a repetitive petition shall be three hundred dollars (\$300.00) plus in the case of a variance request; \$35.00 for each item of relief being sought from the Zoning Board of Appeals which shall be tendered by certified check payable to the city of Taunton at the time of submission. In addition, the petitioner shall be responsible for all advertising costs.

**607 - Road Improvement Plan –**

An application for a Road Improvement Plan shall meet the requirements of sections 216, 217, 218, 219, 220 and 221. While the submission does not require a public hearing, 300 foot abutters shall be notified and be provided an opportunity to provide input to the Board..

The filing fee shall be \$500.00 and the applicant shall also be responsible for Design Review and Field Inspection fees as computed and detailed in section 427. The applicant shall also file a mylar deposit in compliance with the amount and procedures detailed in section 211 #2

## **SPECIAL PERMIT RULES AND REGULATIONS FOR MOBILE HOME PARKS**

Rules and Regulations of the Planning Board of the City of Taunton for issuance of Special Permit for a Mobile Home Park, as provided by Chapter 40A, Section 9, Massachusetts General Law.

### **SECTION 1. APPLICATION FORM**

Every application for action by the Planning Board shall be made on the official form. These forms shall be furnished by the coordinator of Planning and Zoning upon request. Any communication, purporting to be an application, shall be treated as mere notice of intention to seek relief, until such time as it is made on the official application form. All information called for by the form shall be furnished by the applicant in the manner therein prescribed. Pertinent information as required in the petition shall include information as to water table elevation, flowage of surface water, and such other information as to allow the Planning Board to properly understand the application.

Each application shall be submitted at a regular or special Planning Board meeting, with a letter of transmittal to the Board, with a copy of same to the City Clerk. The date of the letter, which shall correspond to the date of the meeting, fixed the start of the period of time during which the Board and other Municipal Agencies must act and report.

### **SECTION 2 FEES REQUIRED**

All applications shall be accompanied by a check to be deposited at the office of the Planning Board, payable to the City of Taunton, in the amount of five hundred dollars (\$500.00), plus one hundred and fifty dollars (\$150.00) per acre over five (5) acres or fraction thereof, as a non-returnable entry fee which shall be tendered by certified check payable to the city of Taunton at the time of submission. The petitioner shall, at the time of the hearing, present a paid receipt for the publication of the advertisement to the Planning Board for their records.

The applicant is also responsible for any extra expenses incurred in holding a public hearing, such as for the services of a policemen, fireman, or custodian, if such services are required, or if at some time in the future, the place where the public hearing is to be held has a rental charge.

### **SECTION 3. ADDITIONAL INFORMATION**

The Planning Board may require additional information in its application in any case which the Board extraordinary or necessary to properly understand the application.

### **SECTION 4. NOTICE**

Publications and notices for public hearings on a Special Permit shall contain the name of the petitioner; a description of the area or premises; street address, if any, or other adequate identification of the location of the area or premises which is subject to the petition; the date, time and place of the public hearing; the subject matter of the hearing, and the nature of action or relief requested, if any. The notice shall be published at the Petitioner's expense in a newspaper of general circulation in the City of Taunton once in each of two successive weeks, the first publication to be not less than fourteen (14) days before the day of the hearing, and by posting such notice in a

conspicuous place in City Hall for a period of not less than fourteen (14) days before the day of such hearing.

In addition, notices shall be sent by postage prepaid of the petitioner, abutters, owners of land directly opposite on any public or private street or way, and owners of land within three hundred feet (300') of the property line, all as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town; and the Planning Board of each abutting city or town. The secretary of the Planning Board shall send out the notices, post the notice, prepare the publication, and submit the return receipts to the Planning Board at the time of hearing. The petitioner shall be responsible for obtaining the list of the names and addresses of all persons to whom notice is given. The list shall be provided to the Planning Board's secretary, and shall be obtained from the Assessors. The Assessors maintaining any applicable tax list shall certify to the Planning Board the names and addresses of all persons to whom notice is required to be given, and such certification shall be conclusive for all purposes.

#### **SECTION 5. HEARINGS TO BE PUBLIC**

All hearings shall be open to the public. No person shall be excluded unless he is considered by the presiding officer to be a serious hindrance to the workings of the Planning Board.

#### **SECTION 6. REPRESENTATION AND ABSENCE**

An Applicant may appear on his own behalf, or be represented by an agent or an attorney. In the absence of any appearance without due cause on behalf of any applicant, the Planning Board will decide on the matter, using the information it has otherwise received, and shall have the right to dismiss the petition for failure of appearance.

#### **SECTION 7. ORDER OF BUSINESS**

- A. Reading of the petition and legal notices by the presiding officer, together with presentation of Exhibits, if any;
- B. Applicant's presentation;
- C. Opponent's presentation, if any, and questions by those seeking information;
- D. Applicant's rebuttal, restricted to matters raised by opponent's presentation;
- E. Opponent's rebuttal, restricted to applicant's presentation and rebuttal.

#### **SECTION 8. TESTIMONY AND DOCUMENTS**

- A. The Planning Board may listen to any testimony and inspect any data, or any sites as it may deem necessary, to enable it to render a fair and informed decision;
- B. The Planning Board must listen to any testimony of any person to whom it is required to give notice, but the Board may exclude unnecessary, irrelevant, or repetitive testimony;
- C. All testimony shall be given under oath, and the person testifying shall clearly identify himself, his interest, if any, in the proceedings, and any special credentials that he may have pertaining to the subject matter of this testimony. An attorney - at - law shall be required to be sworn in;
- D. Any documents introduced shall be clearly identified by name, or some other designation, and the persons so introducing them shall also be identified;
- E. All documents introduced in the hearing shall be kept by the Planning Board's secretary for a period of at least two (2) years after the Planning Board has rendered its decision.

#### **SECTION 9. CROSS-EXAMINATION**

- A. Members of the Planning Board shall have the right to cross-examine any witness appearing before it;

- B. No other person shall have the right to cross-examine any witness;
- C. Any other party or attorney shall have the right to direct questions to the presiding officer to ask of any other witness.

#### **SECTION 10. VOTING REQUIREMENT**

The concurring vote of at least two-thirds (2/3) of the members of the Planning Board (5 Members) shall be necessary to grant any Special Permit by the Planning Board. The record shall show the vote of each member upon each question, or, if absent, or failing to vote, indicate such fact. It shall, in addition, set forth clearly the reason or reasons for its decision, and of its official actions.

#### **SECTION 11. WITHDRAWAL**

A Special Permit application may be withdrawn, without prejudice by the applicant prior to the publication of the notice of a public hearing thereon, but thereafter may only be withdrawn without prejudice with the approval of the Planning Board by a two-thirds (2/3) vote (5 members) of the Board.

#### **SECTION 12. AMENDMENTS**

These rules may be amended by an affirmative vote of not less than five (5) members of the Planning Board, provided that such amendment shall be presented in writing at a regular meeting, and action taken thereon at a subsequent regular meeting.

#### **INFORMATIONAL NOTES**

RE: Special Permit Rules and Regulations for Mobile Home Parks in the City of Taunton

SUBJECT: City agencies who will be reviewing Mobile Home Park Applications

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Board of Health

Department of Public Works Commissioner

City Engineering Division Supervisor

Public Buildings Division Supervisor

Street Division Supervisor

Water Division Supervisor

Sewer Division Supervisor

Conservation Commission

Chief of Police Department

Chief of Fire Department

City Planner

Council on Aging (If Mobile Park is restricted to Elderly)

Superintendent of Public Schools (If Mobile Park is unrestricted)



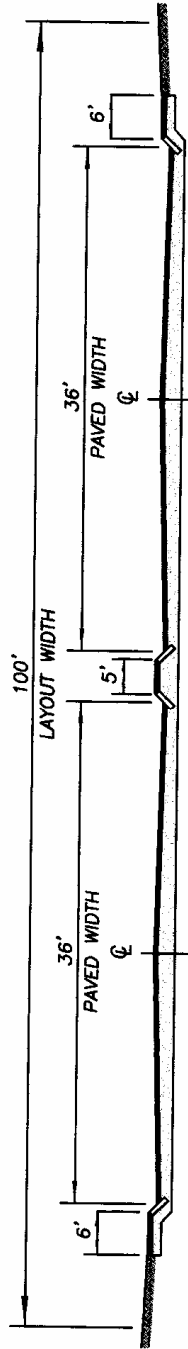


## **APPENDIX A**

### **STANDARD DETAILS**

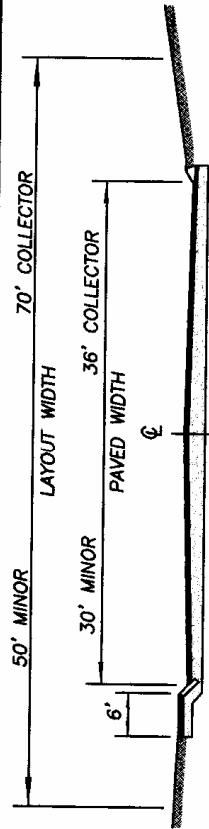
Details shown in Appendix A are the details in use by the City of Taunton Engineering Department as of January, 2001. The Engineering Department should be contacted to obtain any changes in the standard details

# CITY OF TAUNTON - STANDARDS



**MAJOR ROADWAY WITH MEDIAN**

(not to scale)



**ROADWAYS WITHOUT MEDIAN**

(not to scale)

## TYPICAL ROADWAY SECTIONS

ROAD TYPE	LAYOUT WIDTH	PAVED ROAD WIDTHS	MEDIAN	CURBING	SIDEWALK	STREET LIGHTING
MAJOR ROADS	100 FEET	36 FEET (both roads) 2" BIT. CONC. BINDER 2" BIT. CONC. TOP 12" GRAVEL BASE *	YES; 5' WIDTH	SLOPE FACE GRANITE EDGING AT SIDEWALKS, AT MEDIANS & AT CURVES WITH A RADIUS LESS THAN 100' INCLUDING INTERSECTION RADI; BITUMINOUS CONCRETE BERM IN OTHER LOCATIONS.	6 FOOT BITUMINOUS CONCRETE; BEHIND GRANITE EDGING	WILL VARY WITH LOCATION OF UTILITIES; COORDINATE WITH ELECTRIC AND TELEPHONE COMPANIES FOR POLE LOCATIONS.
COLLECTOR ROADS	70 FEET	36 FEET 2 1/2" BIT. CONC. BINDER 1 1/2" BIT. CONC. TOP 12" GRAVEL BASE *	NO			
MINOR ROADS	50 FEET	30 FEET 2 1/2" BIT. CONC. BINDER 1 1/2" BIT. CONC. TOP 12" GRAVEL BASE *	NO			

NOTE: 1) All materials and methods to conform to the 1995 MHD Standard Specifications for Highways and Bridges (Metric Edition) and Construction Standards.

2) Granite Edging may be substituted for Bituminous Concrete Berm at the option of the Planning Board.

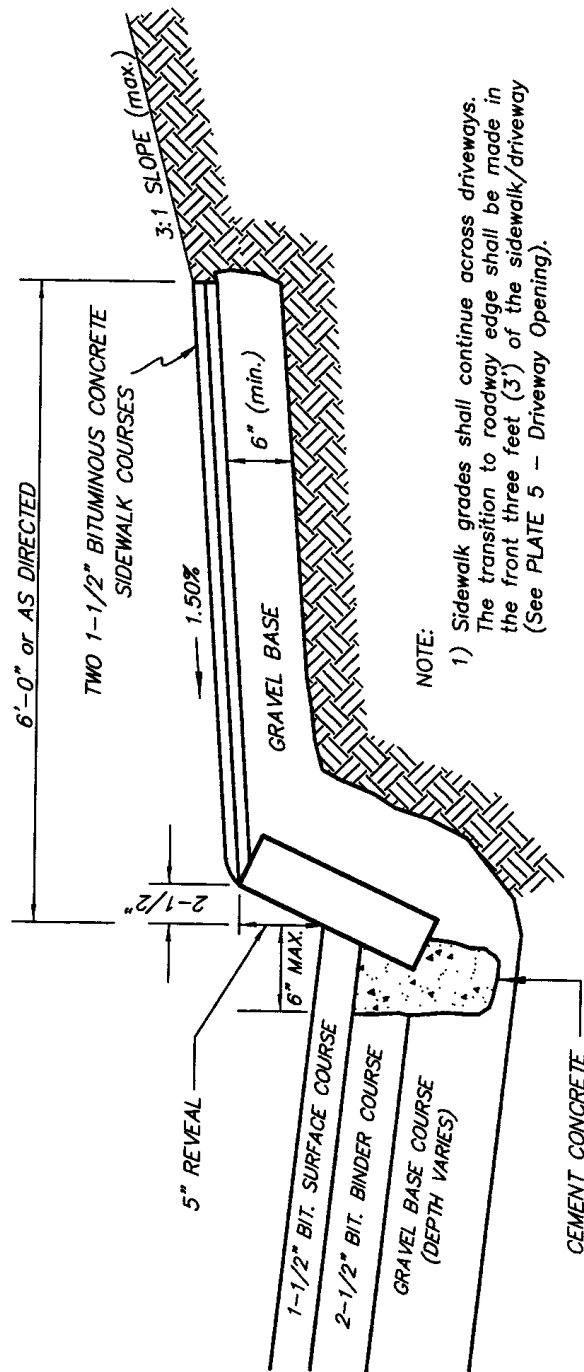
3) Dense Graded Crushed Stone conforming to MHD Section 402 may be substituted for the top 4 inches of gravel base.

4) \* Reclaimed Pavement Borrow Material conforming to MHD Section 404 may be substituted for gravel base with the approval of the Planning Board and the City Engineer.

**PLATE 1**

City of Taunton Department of Public Works - Engineering Division Drawn: JCC Approved: RPC Revised: 10-5-00

# CITY OF TAUNTON - STANDARDS



## NOTE:

- 1) Sidewalk grades shall continue across driveways. The transition to roadway edge shall be made in the front three feet (3') of the sidewalk/driveway (See PLATE 5 - Driveway Opening).

## GRANITE EDGING & BITUMINOUS CONCRETE SIDEWALK (not to scale)

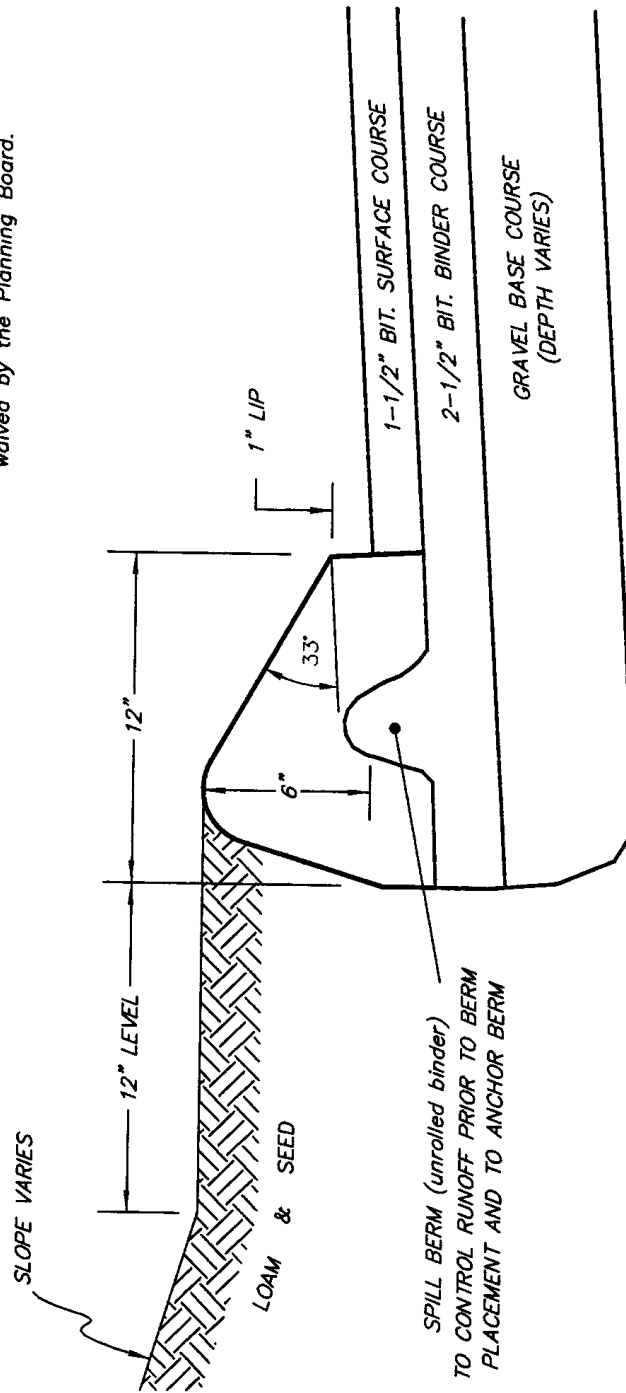
PLATE 2

City of Taunton Department of Public Works - Engineering Division Drawn: JCC Approved: RPC Revised: 10-5-00

# CITY OF TAUNTON - STANDARDS

**NOTE:**

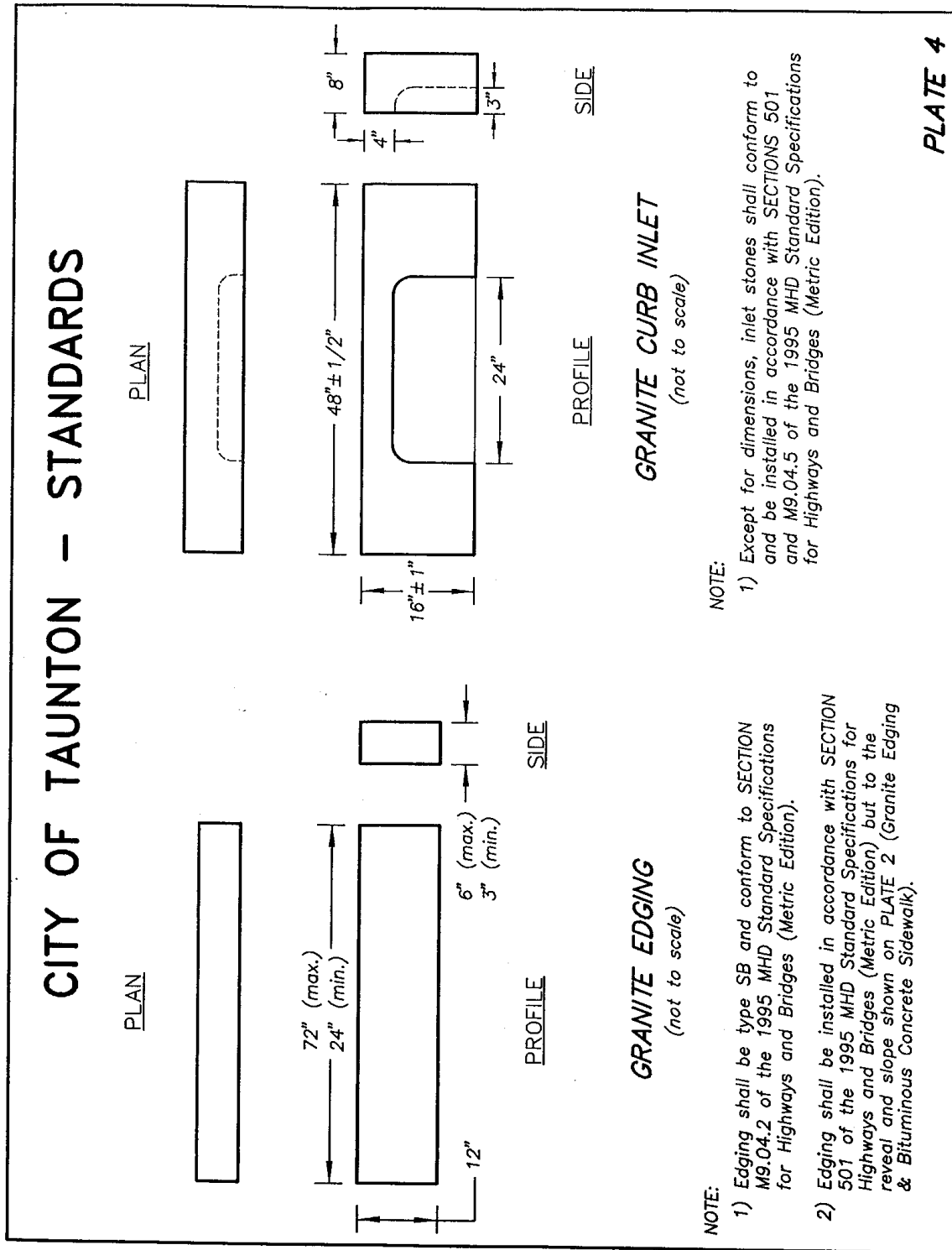
- 1) Bituminous Concrete Berm to be used only when sidewalk requirement has been waived by the Planning Board.



## BITUMINOUS CONCRETE BERM (not to scale)

**PLATE 3**

City of Taunton Department of Public Works - Engineering Division Drawn: JCC Approved: RPC Revised: 10-05-00

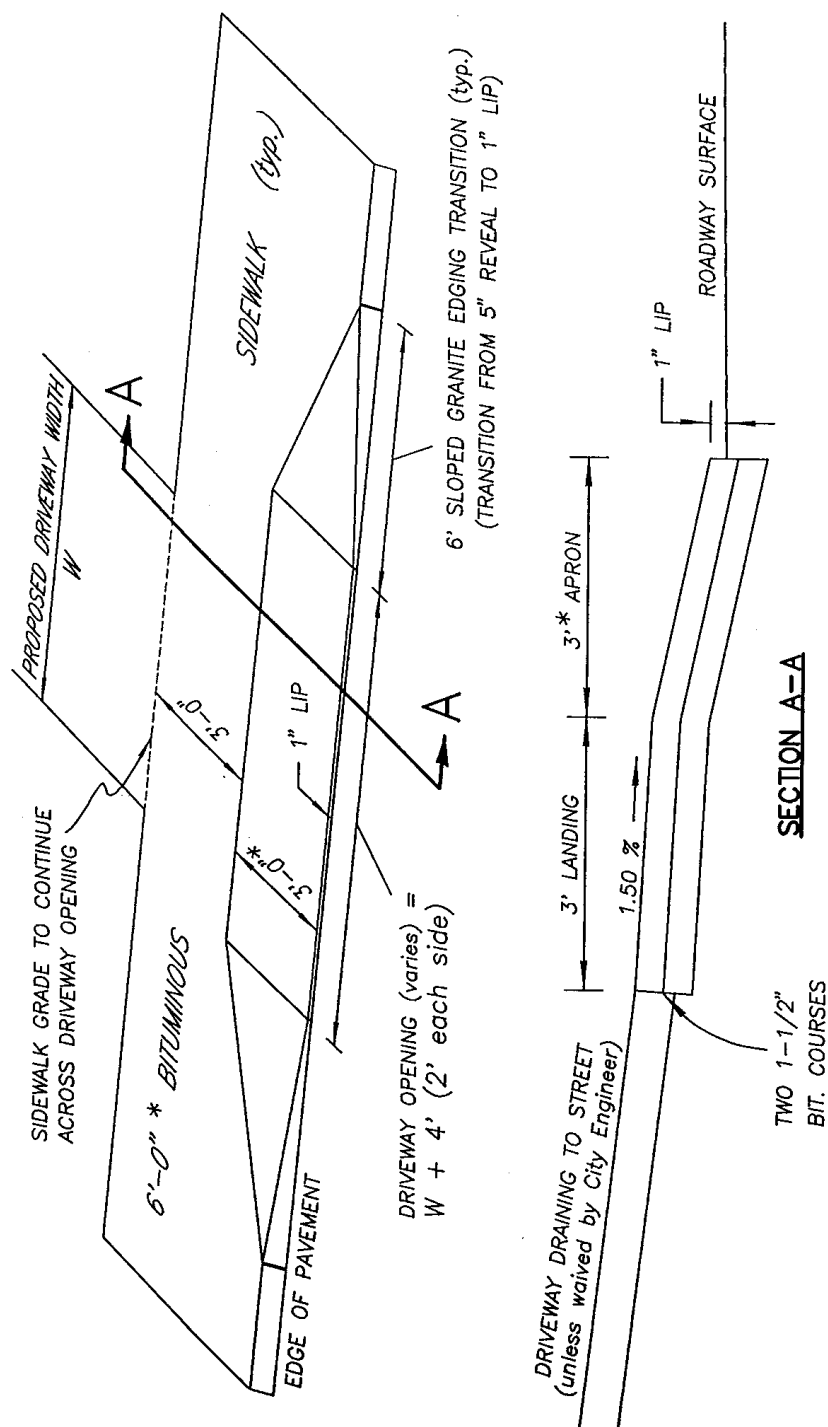


**PLATE 4**

City of Taunton Department of Public Works – Engineering Division Drawn: JCC Approved: RPC Revised: 12-19-97

## CITY OF TAUNTON – STANDARDS

\* OR AS DIRECTED



**DRIVEWAY OPENING**  
*(not to scale)*

**PLATE 5**

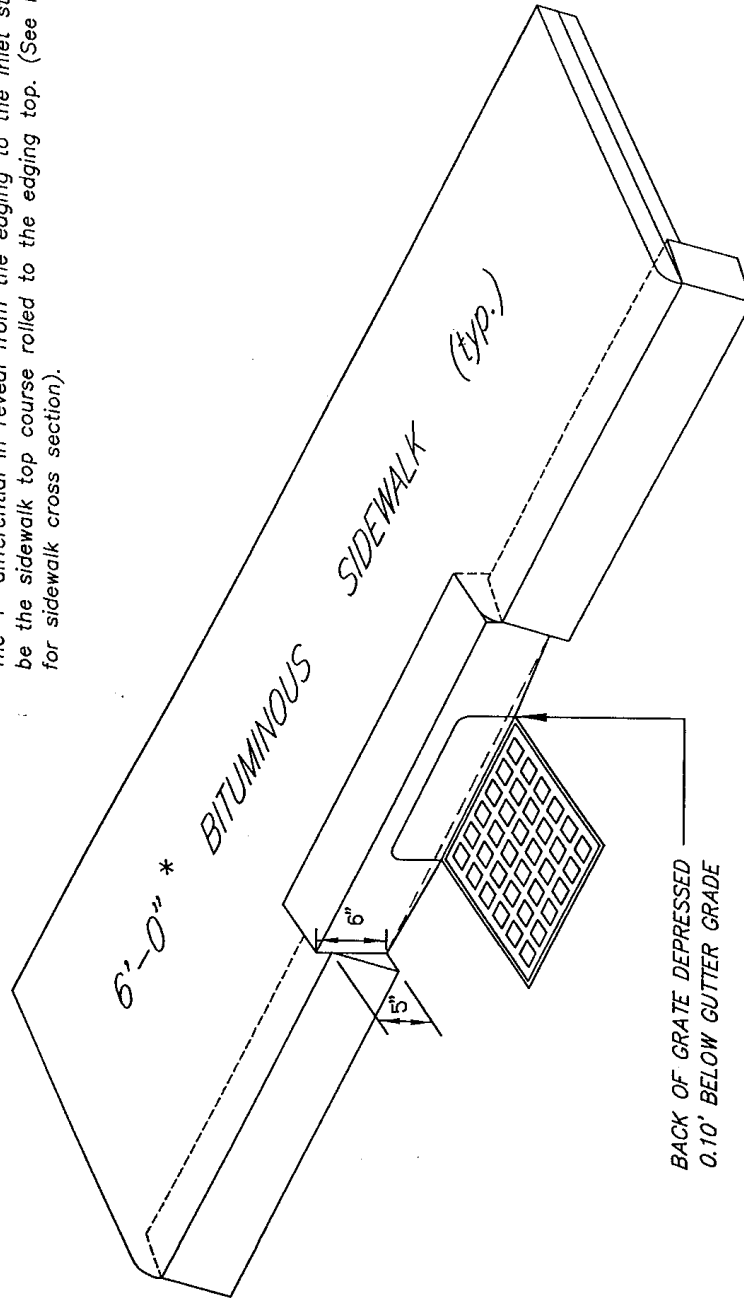
*City of Taunton Department of Public Works - Engineering Division*      *Drawn: JCC*      *Approved: RJC*      *Revised: 12-19-97*

# CITY OF TAUNTON – STANDARDS

\* OR AS DIRECTED

NOTE:

- 1) 5" Granite Edging reveal shall be maintained up to the inlet stone. The 1" differential in reveal from the edging to the inlet stone will be the sidewalk top course rolled to the edging top. (See PLATE 2 for sidewalk cross section).



INLET STONE TRANSITION TO GRANITE EDGING  
(not to scale)

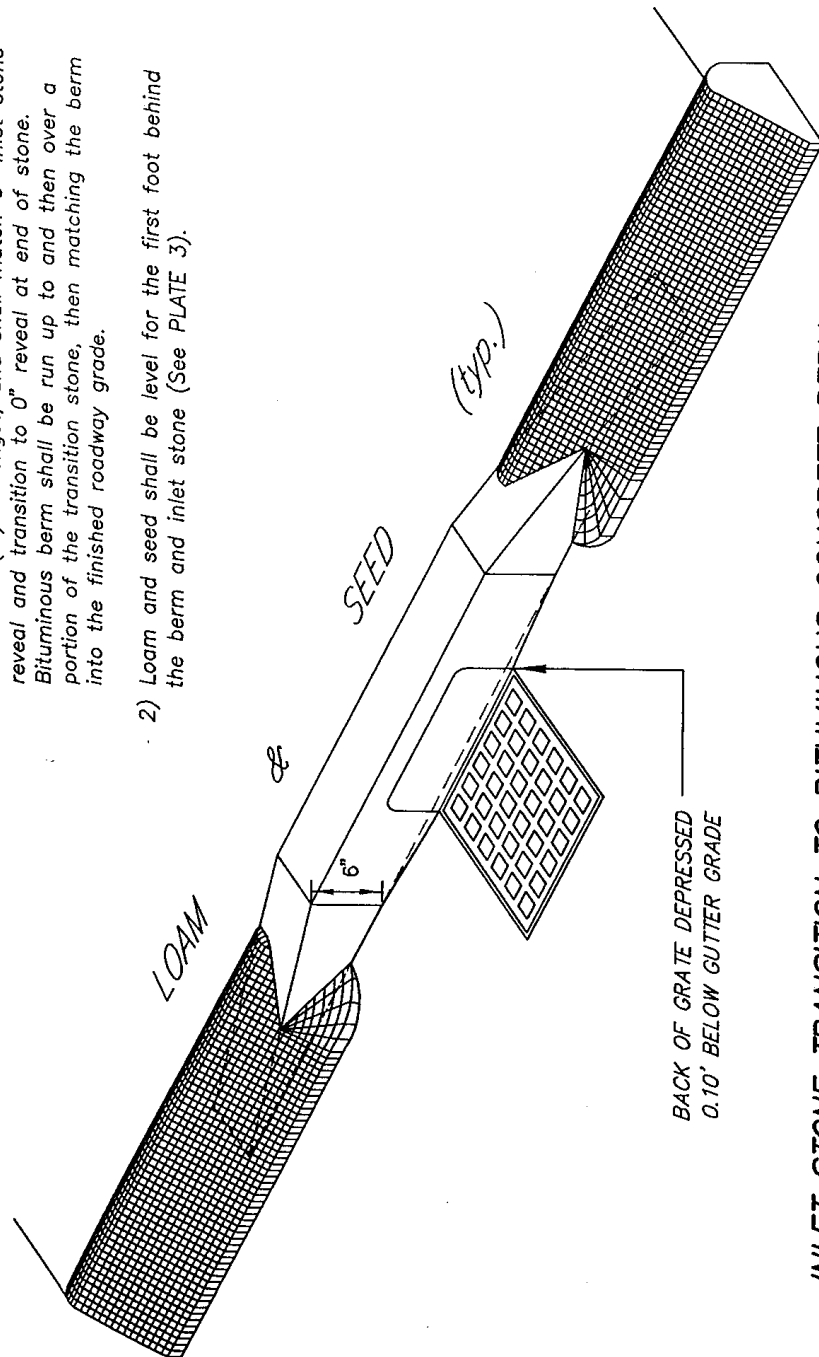
PLATE 6

City of Taunton Department of Public Works – Engineering Division Drawn: JPC Approved: JPC Revised: 12-19-97

# CITY OF TAUNTON - STANDARDS

## NOTE:

- 1) Transition stones shall be same width as inlet stone, three feet (3') in length, and shall match 6" inlet stone reveal and transition to 0" reveal at end of stone. Bituminous berm shall be run up to and then over a portion of the transition stone, then matching the berm into the finished roadway grade.
- 2) Loam and seed shall be level for the first foot behind the berm and inlet stone (See PLATE 3).

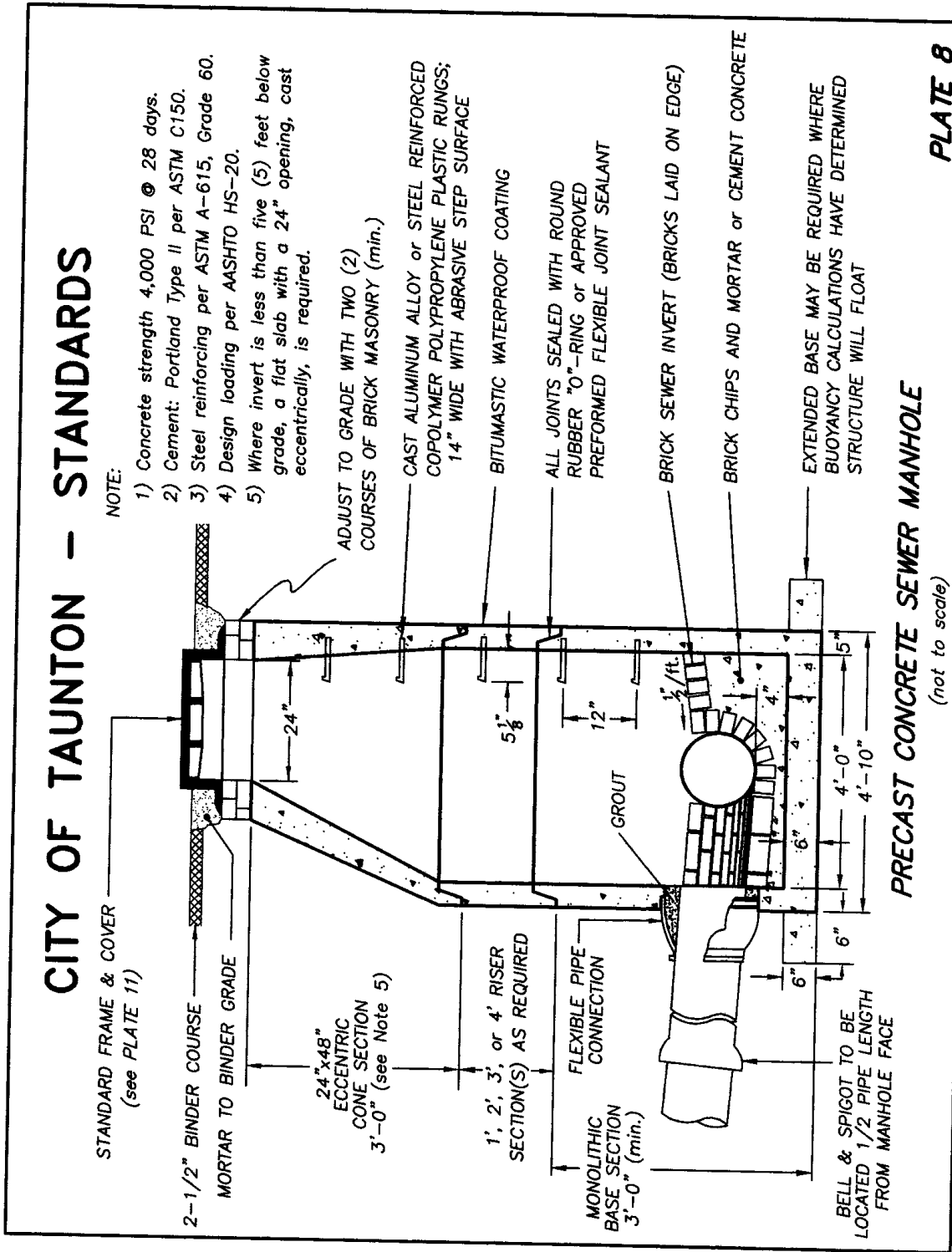


INLET STONE TRANSITION TO BITUMINOUS CONCRETE BERM  
(not to scale)

PLATE 7

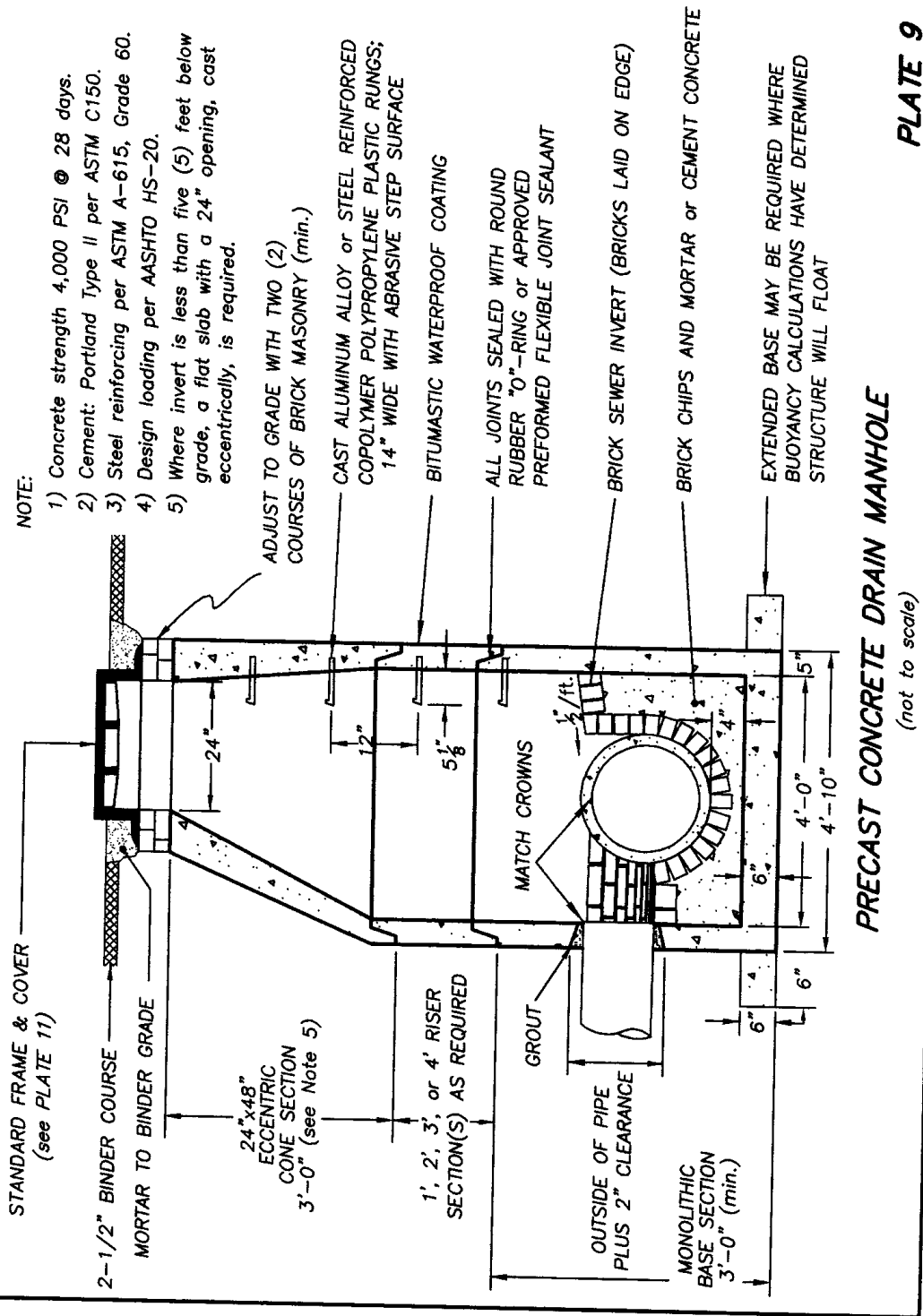
City of Taunton Department of Public Works - Engineering Division Drawn: JCC Approved: RJC Revised: 12-19-97



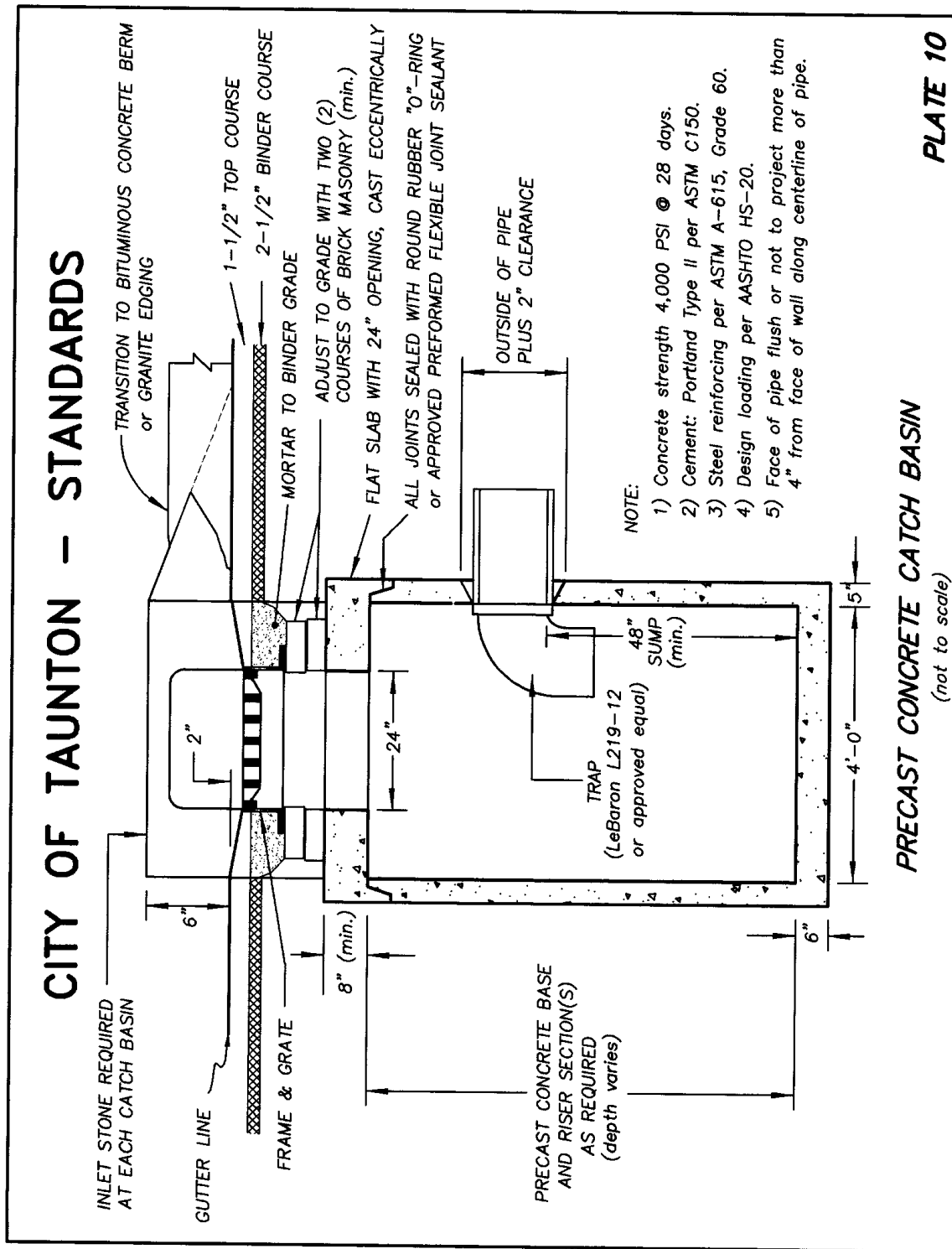


City of Taunton Department of Public Works - Engineering Division Drawn: JCC Approved: RJC Revised: 10-05-00

# CITY OF TAUNTON - STANDARDS

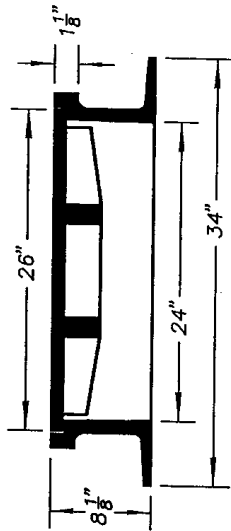


City of Taunton Department of Public Works - Engineering Division Drawn:JCC Approved:RPC Revised: 10-05-00



City of Taunton Department of Public Works - Engineering Division Drawn:KCC Approved:RPC Revised: 10-05-00

# CITY OF TAUNTON - STANDARDS



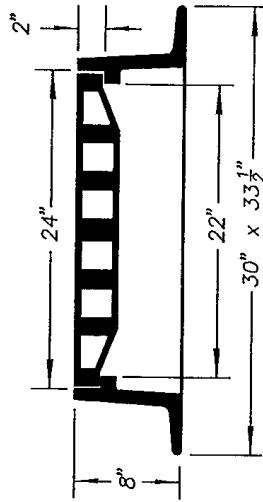
**SEWER/RAIN MANHOLE FRAME & COVER**  
(not to scale)

**NOTE:**

- 1) Frame and cover shall be LeBaron LB268-3 or equal approved by the City Engineer.
- 2) Each cover shall read SEWER or DRAIN in 3" lettering according to use.
- 3) Frame and cover shall be set in full bed of mortar on a minimum of two courses of brick.

**NOTE:**

- 1) Frame and grate shall be LeBaron LF248-2 or equal approved by the City Engineer.
- 2) For use when the gutter grade is less than or equal to 3.00%.
- 3) Frame and cover shall be set in full bed of mortar on a minimum of two courses of brick.



**STANDARD CATCH BASIN FRAME & GRATE**  
(not to scale)



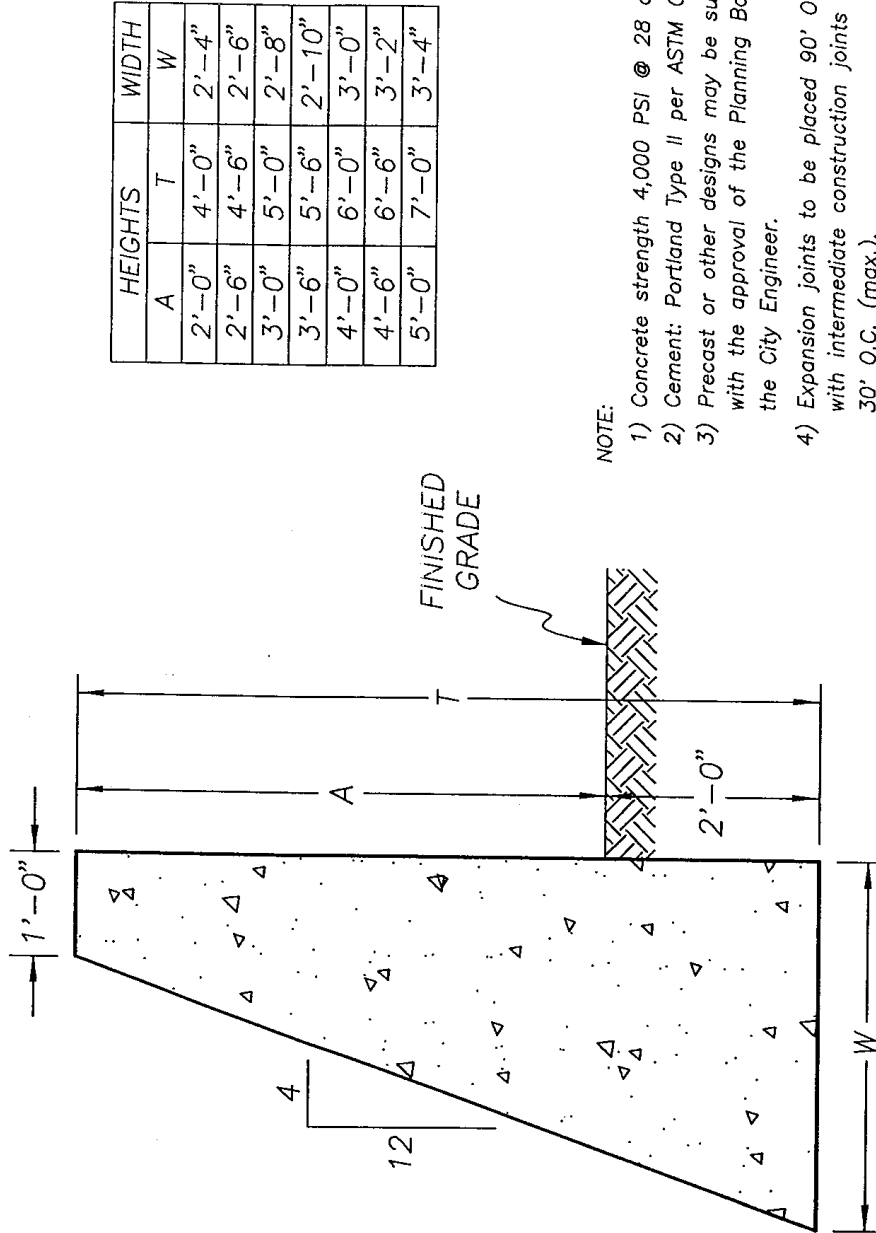
**CASCADE FRAME & GRATE**  
(not to scale)

**NOTE:**

- 1) Frame and grate shall be LeBaron LK120A or equal approved by the City Engineer.
- 2) For use when the gutter grade exceeds 3.00%.
- 3) Frame and cover shall be set in full bed of mortar on a minimum of two courses of brick.

**PLATE 11**

# CITY OF TAUNTON - STANDARDS

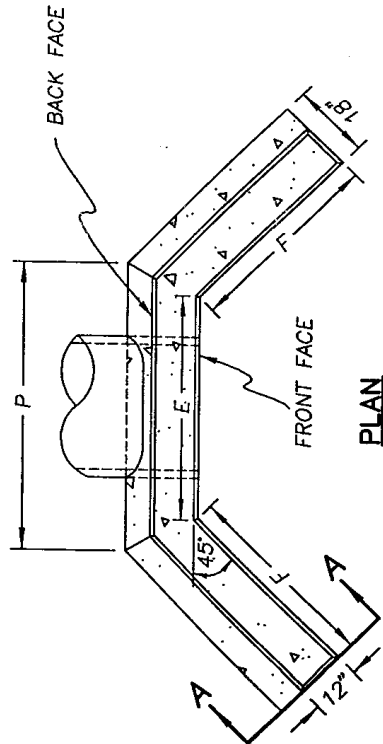


LOW RETAINING WALL  
(not to scale)

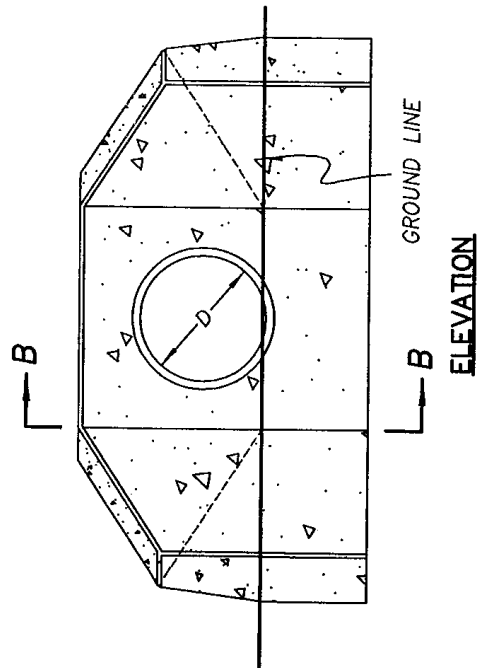
PLATE 12

City of Taunton Department of Public Works - Engineering Division Drawn: JCC Approved: RJC Revised: 12-19-97

# CITY OF TAUNTON - STANDARDS



1 1/2:1 SLOPES and 2:1 SLOPES										SLOPE	
D	E	G	H	J	L	N	P	F	F	1 1/2:1	2:1
30"	4'-0"	4'-0"	5'-6"	3'-6"	1'-6"	2'-0"	5'-3"	3'-0"	4'-3"		
36"	4'-6"	4'-3"	6'-0"	4'-0"	1'-8"	2'-3"	5'-11"	3'-6"	5'-0"		
42"	5'-0"	4'-6"	6'-6"	4'-6"	1'-10"	2'-6"	6'-6"	4'-0"	5'-9"		
48"	5'-6"	4'-9"	7'-0"	5'-0"	2'-0"	2'-9"	7'-2"	4'-6"	6'-6"		
54"	6'-0"	5'-3"	7'-6"	5'-6"	2'-2"	3'-0"	7'-10"	5'-0"	7'-3"		
60"	6'-6"	5'-9"	8'-0"	6'-0"	2'-4"	3'-3"	8'-5"	5'-6"	8'-0"		
72"	7'-6"	6'-9"	9'-0"	7'-0"	2'-8"	3'-9"	9'-9"	6'-6"	9'-6"		
84"	8'-6"	7'-3"	10'-0"	8'-0"	3'-0"	4'-3"	11'-0"	7'-6"	11'-0"		



ELEVATION

ELEVATION A-A

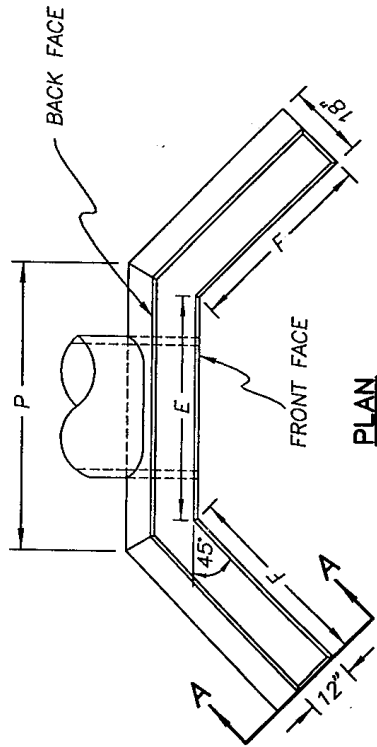
SECTION B-B

CONCRETE HEADWALL (30" TO 84" PIPE CULVERTS)  
(not to scale)

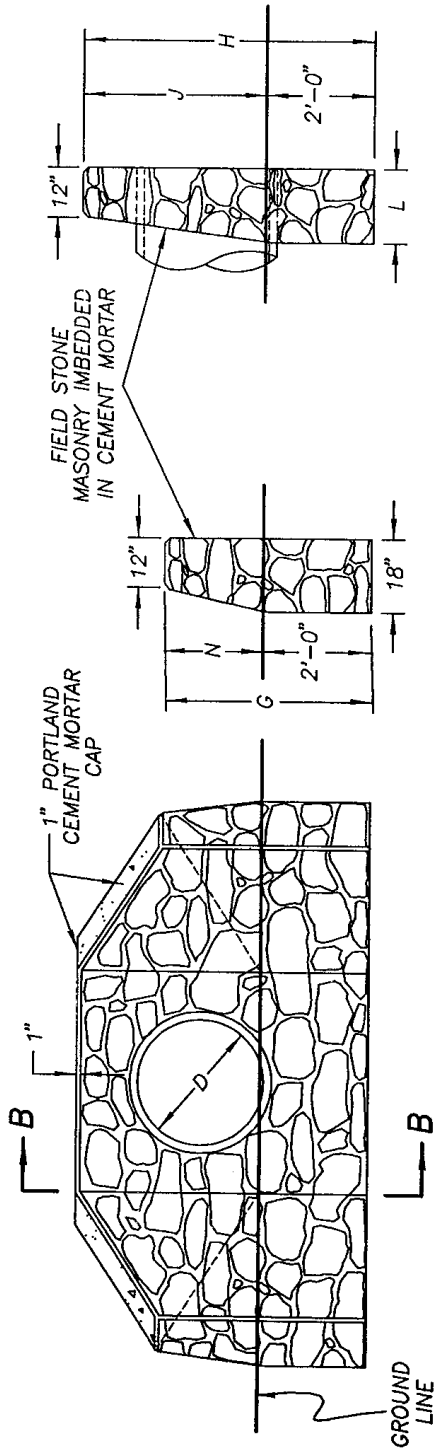
PLATE 13

City of Taunton Department of Public Works - Engineering Division Drawn: JPC Approved: JPC Revised: 12-19-97

# CITY OF TAUNTON - STANDARDS



1 1/2:1 SLOPES and 2:1 SLOPES												SLOPE	
D	E	G	H	J	L	N	P	F	F	F	F	1 1/2:1	2:1
30"	4'-0"	4'-0"	5'-6"	3'-6"	1'-6"	2'-0"	5'-3"	3'-0"	4'-3"	3'-0"	4'-3"		
36"	4'-6"	4'-3"	6'-0"	4'-0"	1'-8"	2'-3"	5'-11"	3'-6"	5'-0"	3'-6"	5'-0"		
42"	5'-0"	4'-6"	6'-6"	4'-6"	1'-10"	2'-6"	6'-6"	4'-0"	5'-9"	4'-0"	5'-9"		
48"	5'-6"	4'-9"	7'-0"	5'-0"	2'-0"	2'-9"	7'-2"	4'-6"	6'-6"	4'-6"	6'-6"		
54"	6'-0"	5'-0"	7'-6"	5'-6"	2'-2"	3'-0"	7'-10"	5'-0"	7'-3"	5'-0"	7'-3"		
60"	6'-6"	5'-3"	8'-0"	6'-0"	2'-4"	3'-3"	8'-5"	5'-6"	8'-0"	5'-6"	8'-0"		
72"	7'-6"	5'-9"	9'-0"	7'-0"	2'-8"	3'-9"	9'-9"	6'-6"	9'-6"	6'-6"	9'-6"		
84"	8'-6"	6'-3"	10'-0"	8'-0"	3'-0"	4'-3"	11'-0"	7'-6"	11'-0"	7'-6"	11'-0"		



ELEVATION

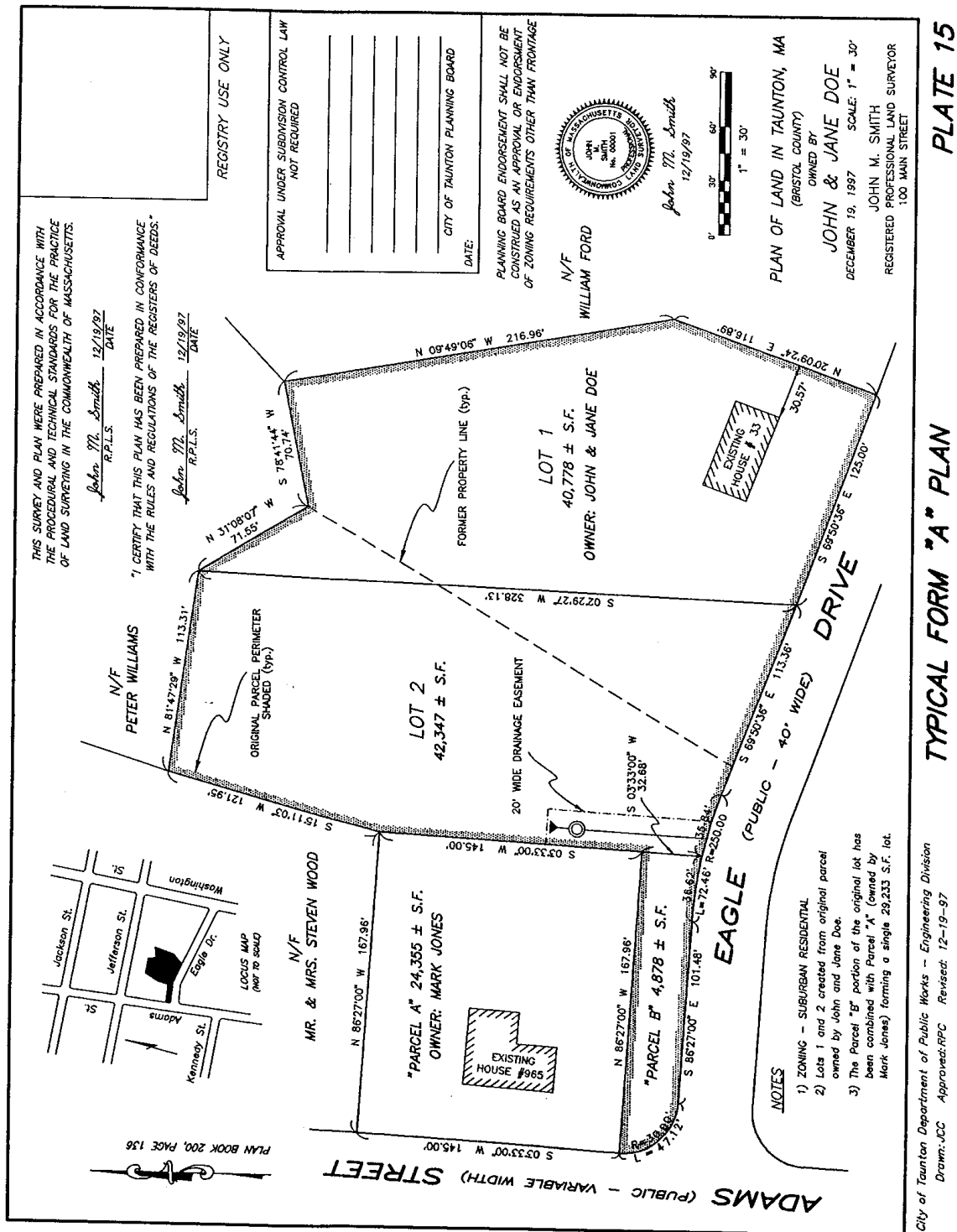
ELEVATION A-A

SECTION B-B

FIELD STONE MASONRY HEADWALL (30" TO 84" PIPE CULVERTS)  
(not to scale)

PLATE 14

City of Taunton Department of Public Works - Engineering Division  
Drawing No. 12-19-97  
Revised: 12-19-97





ALLOCATION OF TOTAL AREA			
	SMALL 25 UNITS OR LESS	MEDIUM 25 TO 99 UNITS	LARGE 100 UNITS AND UP
PLAY LOT (smaller children)	2,500 to 5,000 SQ. FT.	5,000 to 7,500 SQ. FT.	10,000 SQ. FT. or 1/4 ACRE
APPARATUS AREA (older children)	2,500 to 5,000 SQ. FT.	5,000 to 7,500 SQ. FT.	20,000 SQ. FT. or 1/2 ACRE
OPEN AREA (informal play and group games)	5,000 to 7,500 SQ. FT.	10,000 to 15,000 SQ. FT.	10,000 SQ. FT. or 1/4 ACRE
PAVED MULTIPLE COURT AREA (games, roller skating, etc.)	NOT NEEDED	7,500 SQ. FT.	10,000 SQ. FT. or 1/4 ACRE
OPEN SPACE (undesignated)	BALANCE OF TOTAL AREA		

IT IS SUGGESTED THAT DEVELOPERS BE ENCOURAGED TO LAY OUT AND EQUIP THESE AREAS, WHICH WILL ENHANCE THE VALUE OF THE PROPERTY, AND WILL ALSO AS A DRAWING CARD TO PROSPECTIVE PURCHASERS.

PLATE 16

City of Taunton Department of Public Works - Engineering Division Drawn: JCC Approved: APC Revised: 12-19-97



**APPENDIX B**

**FORMS AND APPLICATIONS**



# TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

Phone 508-821-1051

Fax 508-821-1665

## **MOBILE HOME PARK APPLICATION**

(NOTE: A DUPLICATE OF THIS APPLICATION MUST BE FILED WITH THE CITY CLERK)

### **CITY OF TAUNTON, MASSACHUSETTS**

TO THE PLANNING BOARD OF THE CITY OF TAUNTON:

The undersigned hereby petitions for a public hearing on the action of a Special Permit for a Mobile Home Park, which is subject to Planning Board Approval.

TO ALLOW:

on premises situated on the \_\_\_\_\_ side of \_\_\_\_\_  
Street, Taunton, Massachusetts, and known as Lot (S) # \_\_\_\_\_ on the Assessor's Maps.

THE PETITIONER SHALL ATTACH HERETO THE FOLLOWING:

1. Reasons for the Petition;
2. Legal Description of the premises or Lot (S) (To be Taken from Deed);
3. List names and addresses of all owners of land which are directly opposite on any public private street or way, and abutters to the abutters within three hundred (300) feet of the property line of the petitioner as they appear on the most recently applicable tax list, notwithstanding that the land of any such owner is located in another city or town;
4. Set out Petitioner's interest in the property. If owner, please complete the following:

The Petitioner is owner of said land and acquired legal title to the parcel on \_\_\_\_\_, 19 \_\_\_\_\_, and recorded in book \_\_\_\_\_ page \_\_\_\_\_, of Bristol County Northern District, Registry of Deeds. The name and address of the owner is: \_\_\_\_\_

\_\_\_\_\_  
If not the owner, state whether you have a lease, purchase or sales agreement, etc.  
(Giving date and information):

5. A plan, drawn to scale (1"= 80'), showing the Lot (s) or parcel (s) for which the Special Permit is sought, and the abutters as defined in item #3:

(Note: Fourteen (14) copies of items #1 through #12 of this petition shall be forwarded to the Planning Board for City Agency study and review.)



# TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

Phone 508-821-1051

Fax 508-821-1665

## FORM A

### TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

---

Application for endorsement of a plan believed to not be a subdivision under the State Subdivision Control Law (MGL Ch41) and Taunton's Subdivision Rules and Regulations

(Separate paragraphs are used to indicate alternative provisions. The applicant should select and complete the paragraph or paragraphs pertinent to this case.)

Submitted on \_\_\_\_\_

To the City of Taunton, Massachusetts Planning Board:

The undersigned requests a determination of the Planning Board that approval by the Planning Board under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage required by the Taunton Zoning By-Laws on a public way, namely, \_\_\_\_\_ Street.
2. The division of land shown on the accompanying plan is not a subdivision because every lot shown has the amount of frontage required by the Taunton Zoning By-Laws on a private way, namely, \_\_\_\_\_ Street, which was approved by the Taunton Planning Board on \_\_\_\_\_
3. The division of land shown on the accompanying plan is not a subdivision because \_\_\_\_\_ (#) of buildings were standing on the land prior to \_\_\_\_\_, and one of such buildings remains standing on each of the proposed lots shown on said plan. The location of such buildings is shown \_\_\_\_\_, and evidence of their existence prior to said date is submitted herewith as follows:
4. The division of land shown on the accompanying plan is not a subdivision for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. The so-called subdivision has the same validity as an approved subdivision because it is in accordance with a plan registered or confirmed by the Land Court prior to \_\_\_\_\_. The so-called subdivision is derived from certificate of title # \_\_\_\_\_, registered in \_\_\_\_\_.

Northern Bristol County Land Registry District, Book \_\_\_\_\_, Page \_\_\_\_\_, Issued on \_\_\_\_\_.

6. The so-called subdivision has the same validity as an approved subdivision with respect to these lots because it is in accordance with a plan recorded in the Registry of Deeds, and the lots were sold prior to \_\_\_\_\_, and held in ownership separate from that of the remainder of the so-called subdivision. The so-called was recorded in Northern Bristol County Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_, on \_\_\_\_\_, and the owners title to the lots is derived under deed recorded in Book, \_\_\_\_\_, Page \_\_\_\_\_, on \_\_\_\_\_.

Name of Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Engineer or Surveyor: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Deed of property recorded in \_\_\_\_\_ Registry,

Book \_\_\_\_\_, Page \_\_\_\_\_

Location and description of property: \_\_\_\_\_

\_\_\_\_\_

Reason for request: \_\_\_\_\_

\_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Address: \_\_\_\_\_

When plan is approved and signed, call: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

File one copy with Planning Board

File one copy with City Clerk

# - FORM AA-

## TAUNTON PLANNING BOARD

City Hall  
15 Summer Street  
Taunton, Massachusetts 02780

### RECORD OF SUBDIVISION PLATS

Subdivision Name:

Location:

Area: Acres, Lots

Owner:

Designer or Surveyor:

Preliminary Plat Received: Date:

Preliminary Review:

Date:

Action:

Record Plat Reviewed: Date:

Fee Paid: Date:

Application Form: Date:

Dedication Form: Date:

Surveyor's Certificate: Date:

Public Hearing:

Dates of Advertisement:

Date of Hearing:

Persons notified (List may be Appended):

Signed as Approved: Date:

Conditions: Alternate Security Bond:

Drainage:

Water:

Other:

Certified to City Clerk: Date:

Recorded: Date:

Release of Restrictions:

Date: Lots Released:





# TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

Phone 508-821-1051

Fax 508-821-1665

## FORM B

### TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

---

#### Application for Approval of a Preliminary Subdivision Plan

( This application must be completed and submitted with \_\_\_\_ copies\* of the preliminary subdivision plan to which it relates. A copy of this application may be used as a notice to the City Clerk of the submission of the plan, as provided in section 81-S, Chapter 41, MGL)

Submitted on \_\_\_\_\_ To the City of Taunton, Massachusetts Planning Board:

The undersigned, being the owner of all land within a proposed subdivision shown on the accompanying plan entitled \_\_\_\_\_ prepared by \_\_\_\_\_ showing land described as follows: \_\_\_\_\_

\_\_\_\_\_ submits said plan as a preliminary subdivision plan showing in a general way the information required under the rules and regulations of the Taunton Planning Board, and makes application to the Board for the approval of said Preliminary Plan.

The undersigned's title to said land is derived from \_\_\_\_\_

by deed dated \_\_\_\_\_ and recorded in the \_\_\_\_\_ District Registry of Deeds Book \_\_\_\_\_, Page \_\_\_\_\_, registered in the \_\_\_\_\_ Registry District of the Land Court, Certificate of Title No. \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Owner's signature and address, if not the applicant: \_\_\_\_\_

\* As required in section 206

#### **For Office Use Only:**

Received with \_\_\_\_ copies of plan by: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Signature: \_\_\_\_\_



# TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

Phone 508-821-1051

Fax 508-821-1665

## FORM C

### TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

---

#### Application for Approval of a Definitive Subdivision Plan

(File one completed form with the Planning Board, and a copy with the City clerk, in accordance with the requirements of section 210 of the Rules and Regulations Governing the Subdivision of Land in Taunton, Massachusetts)

Submitted on \_\_\_\_\_

To the City of Taunton, Massachusetts Planning Board:

The undersigned, being the owner of all land within a proposed definitive subdivision plan shown on the accompanying plan entitled \_\_\_\_\_ prepared by \_\_\_\_\_ hereby submits said plan as a definitive subdivision plan for approval under the requirement of the Subdivision Control Law, and the Rules and Regulations governing the subdivision of land in the City of Taunton.

Name of Subdivider: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Engineer or Surveyor: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Date of Submission of Preliminary Plan: \_\_\_\_\_

Location and description of property including the number of lots: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned's title to said land is derived from \_\_\_\_\_

by deed dated \_\_\_\_\_ and recorded in the \_\_\_\_\_ District  
Registry of Deeds Book \_\_\_\_\_, Page \_\_\_\_\_, registered in the \_\_\_\_\_ Registry  
District of the Land Court, Certificate of Title No. \_\_\_\_\_

Subdivider's Signature: \_\_\_\_\_ Phone: \_\_\_\_\_

Subdivider's Address: \_\_\_\_\_

Owner's signature and address, if different from Subdivider: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\* A Certified Abutters List for abutters within 300 feet of this subdivision must be included with this application and a Current Tax Status Report on all property owned by all interested parties in the City of Taunton.

**For Office Use Only:**

Received with \_\_\_\_\_ copies of plan by: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Signature: \_\_\_\_\_



# TAUNTON PLANNING BOARD

City Hall  
15 Summer Street  
Taunton, Massachusetts 02780

Phone 508-821-1051

Fax 508-821-1665

## - FORM C - 1 -

### TAUNTON PLANNING BOARD

City Hall  
15 Summer Street  
Taunton, Massachusetts 02780

#### CERTIFICATE OF APPROVAL OF A DEFINITIVE PLAN

It is hereby certified by the Planning Board of the City of Taunton, Massachusetts, that a duly called and properly posted meeting of said Planning Board held on \_\_\_\_\_, \_\_\_\_\_, it was voted to approve a Definitive Plan entitled:

Submitted by: \_\_\_\_\_  
Originally filed with the Planning Board on \_\_\_\_\_, \_\_\_\_\_  
Concerning the property located \_\_\_\_\_  
with the following conditions:

A copy of this certificate of approval is to be filed with the City Clerk, and a copy sent to the applicant.

A True Copy, Attest:

\_\_\_\_\_  
Clerk, \_\_\_\_\_  
Planning Board

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Taunton Planning Board



# TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

Phone 508-821-1051

Fax 508-821-1665

## - FORM C - 2 -

### TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

#### CERTIFICATE OF DISAPPROVAL OF A DEFINITIVE PLAN

It is hereby certified by the Planning Board of the City of Taunton, Massachusetts, that a duly called and properly posted meeting of said Planning Board held on \_\_\_\_\_, \_\_\_\_\_, it was voted to disapprove a Definitive Plan entitled:

Submitted by: \_\_\_\_\_  
Originally filed with the Planning Board on \_\_\_\_\_, \_\_\_\_\_  
Concerning the property located \_\_\_\_\_  
with the following reasons:

A copy of this certificate of disapproval is to be filed with the City Clerk, and a copy sent to the applicant.

A True Copy, Attest:

\_\_\_\_\_  
Clerk, \_\_\_\_\_  
Planning Board

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Taunton Planning Board

- FORM D-1 -

TAUNTON PLANNING BOARD

City Hall  
15 Summer Street  
Taunton, Massachusetts 02780

ENGINEER'S CERTIFICATE

\_\_\_\_\_

TO THE PLANNING BOARD OF THE CITY OF TAUNTON:

I hereby certify that the accompanying plan, entitled

\_\_\_\_\_

and dated \_\_\_\_\_, \_\_\_\_\_, is true and correct to the accuracy

required by the Rules and Regulations of the Taunton Planning Board.

Professional  
Registration  
Stamp

\_\_\_\_\_  
ENGINEER

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
TELEPHONE

- FORM D-2 -

TAUNTON PLANNING BOARD

City Hall  
15 Summer Street  
Taunton, Massachusetts 02780

SURVEYOR'S CERTIFICATE

\_\_\_\_\_, 20

I hereby certify that the accompanying plat entitled:

\_\_\_\_\_

Dated \_\_\_\_\_, 20 \_\_\_\_\_, is correct; that it is a subdivision of  
(Part of or all of) The land conveyed by \_\_\_\_\_

\_\_\_\_\_

(Insert Name of Former Owner)

To \_\_\_\_\_

(Insert Name of Present Owner)

By deed dated \_\_\_\_\_, \_\_\_\_\_, and recorded in \_\_\_\_\_ County  
Registry Libro \_\_\_\_\_, Page \_\_\_\_\_;

Professional  
Registration  
Stamp

\_\_\_\_\_  
(SURVEYOR)

\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(TELEPHONE)



# FORM E

## TAUNTON PLANNING BOARD

City Hall  
15 Summer Street  
Taunton, Massachusetts 02780

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### Covenant

Know all persons by these presents that whereas the undersigned has submitted an application dated \_\_\_\_\_, to the Taunton Planning Board for approval of a definitive plan of a certain subdivision entitled \_\_\_\_\_ and dated \_\_\_\_\_, and has requested the Board to approve such plan without requiring a performance bond.

Now therefore, this agreement witnesseth that in consideration of the Taunton Planning Board approving said plan without requiring a performance bond, the undersigned covenants and agrees with the City of Taunton as follows:

1. The undersigned will not sell and lot in the subdivision or erect any permanent building on any such lot until the construction of ways and municipal services necessary to serve adequately such lot has been completed in the manner specified in the aforesaid application, and in accordance with the covenants, conditions, agreements, terms, and provisions thereof.
2. This agreement shall be binding upon the executors, administrators, devisees, heirs, successors, and assigns of the undersigned.

It is the intention of the undersigned, and it is hereby understood and agreed that this contract shall constitute a covenant running with the land included in the aforesaid subdivision, and shall operate as restrictions upon said land.

It is understood and agreed that lots within the subdivision shall respectively, be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of said Planning Board and enumerating the specific lots to be so released.

3. The undersigned represents and covenants that undersigned is the owner in fee simple title of all land included in the aforesaid subdivision, and that there are no mortgages of record or otherwise on said land, except such as are described below, and the present holders of said mortgages have assented to this contract prior to its execution by the undersigned.

In witness thereof the undersigned applicant as aforesaid, does hereunto set their hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ .

Applicant's Signature: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

\*Owner's Signature and address if different from applicant: \_\_\_\_\_

\_\_\_\_\_

\* if there is more than one owner, all must sign

Description of Mortgages: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(give complete names and registry of deeds reference)

Assents of Mortgagees: \_\_\_\_\_

\_\_\_\_\_

Commonwealth of Massachusetts

\_\_\_\_\_ ss \_\_\_\_\_

Then personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be free act and deed of \_\_\_\_\_

\_\_\_\_\_ before me.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

# - FORM E - 1

## TAUNTON PLANNING BOARD

City Hall  
15 Summer Street  
Taunton, Massachusetts 02780

### PERFORMANCE BOND SURETY COMPANY

Know all persons by these presents that \_\_\_\_\_ as principal.  
And \_\_\_\_\_ a corporation duly organized and existing under the  
laws of the State of \_\_\_\_\_, and having a usual place of business in  
\_\_\_\_\_, as surety, hereby bind and obligate themselves and their  
respective heirs, executors, administrators, successors and assigns, jointly and severally, to the  
City of Taunton, a Massachusetts Municipal Corporation, in the sum of  
\_\_\_\_\_ dollars.

The condition of this obligation is that if the principal shall fully and satisfactorily observe and  
perform the manner and in the time therein specified, all of the covenants, conditions,  
agreements, terms and provisions contained in the application signed by the Principal and dated  
\_\_\_\_\_, \_\_\_\_\_, under which approval of a Definitive Plan of a certain  
Subdivision, Entitled \_\_\_\_\_

Dated \_\_\_\_\_, \_\_\_\_\_, has been, or is hereafter granted by the Taunton  
Planning Board, then this obligation shall be void; otherwise, it shall remain in full force and  
effect, and the aforesaid sum shall be paid to the City of Taunton as liquidated damage.

The surety hereby assents to any and all changes and modifications that may be made of the  
aforesaid covenants, conditions, agreements, terms and provisions to the observed and  
performed by the principal, and waives notice thereof.

**IN WITNESS WHEREOF** we have hereunto set our hands and seals this \_\_\_\_\_ day  
of \_\_\_\_\_, \_\_\_\_\_.

PRINCIPAL

\_\_\_\_\_

BY: \_\_\_\_\_  
(Title)

SURETY

\_\_\_\_\_

BY: \_\_\_\_\_  
Attorney - In - Fact

- FORM E - 2

TAUNTON PLANNING BOARD

City Hall  
15 Summer Street  
Taunton, Massachusetts 02780

PERFORMANCE BOND SECURED BY DEPOSIT

Know all persons by these presents that \_\_\_\_\_

Hereby binds and obligates himself/itself/his/its Executors, Administrators, Devisees, Heirs, Successors and Assigns to the City of Taunton, a Massachusetts Municipal Corporation, in the sum of \_\_\_\_\_ Dollars, and has secured this obligation by the deposit with the Treasurer of said City of Taunton of said sum in money or negotiable securities.

The condition of this obligation is that if the undersigned or his/its Executors, Administrators, Devisees, Heirs, Successors and Assigns shall fully and satisfactorily observe and perform in the manner and in the time herein specified, all of the covenants, conditions, agreements, terms and provisions contained in the application signed by the principal and dated

\_\_\_\_\_, \_\_\_\_\_, under which approval of Definitive Plan of a certain subdivision entitled \_\_\_\_\_

and dated \_\_\_\_\_, \_\_\_\_\_, has been or is hereafter granted by the Taunton Planning Board, then this obligation shall be void; otherwise, it shall remain in full force and effect, and the aforesaid security for said sum shall become and remain in full force and effect, and the aforesaid security for said sum shall be come and be the sole property of said City of Taunton as Liquidated Damage.

IN WITNESS WHEREOF the undersigned has hereunto set his hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
PRINCIPAL

BY: \_\_\_\_\_  
Title



# TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

Phone 508-821-1051

Fax 508-821-1665

## FORM E-4

### TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

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#### Lot Release Application Form

The undersigned, being a majority of the Planning Board of the City of Taunton, hereby certify that:

- A. The requirements for the construction of ways and municipal services called for by the performance bond or surety and dated \_\_\_\_\_ (and/or) by the covenant dated \_\_\_\_\_ and recorded in the districts deeds, Book \_\_\_\_\_ Page \_\_\_\_\_ (or registered in \_\_\_\_\_ Land Registry District as document # \_\_\_\_\_ and noted on Certificate of Title no. \_\_\_\_\_ in registration Book \_\_\_\_\_, Page \_\_\_\_\_) has been completed/ partial completed to the satisfaction of the Planning Board to adequately serve the enumerated lots shown on plan entitled \_\_\_\_\_
- Recorded by the \_\_\_\_\_ Registry of Deeds, Book \_\_\_\_\_, Plan \_\_\_\_\_, or registered in said Land Registry District, Book \_\_\_\_\_, Plan \_\_\_\_\_ and said lots are hereby released from restrictions as to sale and building specified thereon.

Lots designated on said plan as follows: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- B. The City of Taunton, a Municipal Corporation situated in the County of Bristol, Commonwealth of Massachusetts, acting by its duly organized Planning Board, holder of a Performance Bond or Surety, dated \_\_\_\_\_ (and/or) a covenant dated \_\_\_\_\_ from \_\_\_\_\_ of the City of Taunton, Bristol County, Massachusetts, recorded in the \_\_\_\_\_ District Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_ (or registered in Land Registry District as document no. \_\_\_\_\_ and noted on certificate of title no. \_\_\_\_\_ in registration Book \_\_\_\_\_, Page \_\_\_\_\_) acknowledges satisfaction of the terms thereof and hereby releases

its right, title and interest in the lots designated on said plan as follows:

\_\_\_\_\_  
\_\_\_\_\_

Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_ .

Majority of the Planning Board of the City of Taunton

_____	_____
_____	_____
_____	_____
_____	

Commonwealth of Massachusetts

\_\_\_\_\_ ss \_\_\_\_\_

Then personally appeared the above named \_\_\_\_\_  
and acknowledged the foregoing instrument to be free act and deed of \_\_\_\_\_  
\_\_\_\_\_ before me.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

# Form E-5

Taunton Planning Board  
City Hall  
15 Summer Street  
Taunton, Ma 02780

## Referral Form Final Release of Lots and/or Surety

A request has been filed as of \_\_\_\_\_ for the release of  
\_\_\_\_\_ in \_\_\_\_\_  
subdivision owned by \_\_\_\_\_ .

Each department shall either approve the work and recommend the release of the surety or the lots requested, or state the reasons why the work fails to comply with the definitive plan and with the rules and regulations and recommend denial of the request. Departments shall have fifteen (15) days to respond to the request from the date on the referral form. Failure to respond within the fifteen (15) days shall constitute a recommendation of approval by the department that fails to respond to the request.

**A. If the subdivision is completed to the satisfaction of the reviewing department, please indicate by signing on the line provided below;**

Department \_\_\_\_\_

Approved By; \_\_\_\_\_

**B. If the project is not completed to the satisfaction of the reviewing department, please state the reasons for denial below and sign the bottom of the sheet;**

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Recommended denial by;

Department \_\_\_\_\_

**- FORM F -**

**TAUNTON PLANNING BOARD**

City Hall  
15 Summer Street  
Taunton, Massachusetts 02780

**CONVEYANCE OF EASEMENTS AND UTILITIES**

\_\_\_\_\_, of \_\_\_\_\_,  
County, Massachusetts, for good and adequate consideration, grant to the City of Taunton  
a Municipal Corporation in Bristol County, Massachusetts, the perpetual rights and easements to  
construct inspect, repair, review, replace, operate and forever maintain, water mains, storm  
drains, sewer mains, with any manholes, pipes, conduits, drainage easements and other  
appurtenances thereto, and to do all acts incidental thereto, in through and under the  
following described

Land: \_\_\_\_\_

\_\_\_\_\_  
Appearing on a Plan Entitled: \_\_\_\_\_

And, for the consideration aforesaid, the said grantor does hereby grant, transfer and deliver unto  
the City of Taunton all water mains, manholes, pipes, conduits, drainage easements and all  
appurtenances thereto that are now or hereafter constructed or installed in, through, or under the  
above described land by the Grantor and the Grantor's successors and assigns.

The Grantor warrants that the aforesaid easements are fee and clear of all liens or encumbrances,  
that he (it) has good title to transfer the same, and that he will defend the same against claims of  
all persons.

For Grantor's title see deed from \_\_\_\_\_,  
Dated \_\_\_\_\_ And Recorded in \_\_\_\_\_ District Registry of Deeds, Book  
\_\_\_\_\_, Page \_\_\_\_\_, or under certificate of Title No. \_\_\_\_\_, Registered in District of the land  
Court, Book \_\_\_\_\_ Page \_\_\_\_\_. And (to be completed if a mortgage exists)  
\_\_\_\_\_(Name and Address) \_\_\_\_\_ the present holder of  
a mortgage on the above described and, which mortgage is dated \_\_\_\_\_, \_\_\_\_\_ and recorded  
in said deeds, Book \_\_\_\_\_, Page \_\_\_\_\_, for consideration paid, hereby released unto the  
city forever from the operation of said mortgage, the rights and easements hereinabove granted  
and assents thereto.

\_\_\_\_\_  
Authorized Signature of Mortgagee

\_\_\_\_\_  
Owner

**CONVEYANCE OF EASEMENTS AND UTILITIES**



IN WITNESS WHEREOF we have hereunto set our hands and seals this day of

\_\_\_\_\_, \_\_\_\_\_.

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_ ss \_\_\_\_\_, \_\_\_\_\_

The personally appeared the above name \_\_\_\_\_ and  
acknowledged the foregoing to be \_\_\_\_\_ free act  
and deed, before me.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

- FORM G -

**TAUNTON PLANNING BOARD**

City Hall  
15 Summer Street  
Taunton, Massachusetts 02780

**SUBDIVISION INSPECTION RECORD**

**Project** \_\_\_\_\_ **Date** \_\_\_\_\_

**Contractor** \_\_\_\_\_

**Street Name(s)** \_\_\_\_\_

**Inspectors Name:** \_\_\_\_\_

**Company or Department:** \_\_\_\_\_

**Description of Work Being Inspected;** (include the items and extent of the items being inspected) \_\_\_\_\_

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**Comments on Work Being Inspected;** (including any corrections needed and deviations from the approved plans and required construction standards, If work acceptable, note that the inspection is satisfactory) \_\_\_\_\_

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I hereby certify that the above information is an accurate description of the status and current conditions of construction at the above mentioned site or portion thereof.

**Signature of Inspector;**

\_\_\_\_\_, \_\_\_\_\_ Date: \_\_\_\_\_

- FORM H -

TAUNTON PLANNING BOARD

City Hall  
15 Summer Street  
Taunton, Massachusetts 02780

REFERRAL FORM

Taunton, Massachusetts

\_\_\_\_\_, \_\_\_\_

CITY ENGINEER	_____
BOARD OF HEALTH	_____
SEWER DEPARTMENT	_____
FIRE DEPARTMENT	_____
WATER DEPARTMENT	_____
SCHOOL DEPARTMENT	_____
DEPT. OF PUBLIC WORKS	_____
CONSERVATION COMMISSION	_____
PARK & REC/TREE WARDEN	_____
TAUNTON MUNICIPAL LIGHT PLANT	_____
SENIOR PLANNER	_____
CABLE COMMISSION	_____

The attached \_\_\_\_\_ plans of \_\_\_\_\_ were submitted to the Planning Board on \_\_\_\_\_. A hearing has been scheduled for \_\_\_\_\_ P.M. on \_\_\_\_\_ to discuss these plans.

May we have your comments and recommendations concerning this subdivision by no later than \_\_\_\_\_. Please return this form with your comments and recommendations.

Thank You.

\_\_\_\_\_  
Clerk, Taunton Planning Board

- FORM I -

TAUNTON PLANNING BOARD

City Hall  
15 Summer Street  
Taunton, Massachusetts 02780

DEDICATION OF PUBLIC AREAS

The undersigned owner (s) of the land described herein do (es) hereby adopt the plat of subdivision attached hereto or referred to herein, and do (es) hereby dedicate the streets, ways, parks and reserved areas as shown thereon to public use.

(Insert Description Sufficient to Identify)

And the undersigned do (es) hereby for themselves and their heirs, representatives.

\_\_\_\_\_ Himself \_\_\_\_\_ His \_\_\_\_\_  
\_\_\_\_\_ Itself \_\_\_\_\_ Its \_\_\_\_\_

Successors and assigns, release the City of Taunton of and from all claims for damages in case said ways or any of them are ever taken as and for Public Ways be said City of Taunton, or it said reserved areas are ever so taken for any Municipal use and agree upon request of said City of execute and deliver any paper necessary or proper to establish such public ways or public lands.

There are no claims against said property upon which any suits have been brought, leases, liens, contract claims, encumbrances or trusts known to the undersigned affecting said property shown in said plat, (except as follows)

This instrument is intended to be a sealed instrument. Any persons known to the undersigned as interested in said property, other than the undersigned, have indicated their assent to said plat of subdivision and this dedication.

IN WITNESS THEREOF (If individuals) we (I) have hereto set our (my) hand (s) and seal (s) (or if a corporation) \_\_\_\_\_ a corporation duly organized under the laws of the Commonwealth of \_\_\_\_\_.

State of \_\_\_\_\_

Has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by \_\_\_\_\_ its  
\_\_\_\_\_ hereto duly authorized \_\_\_\_\_ this day  
of \_\_\_\_\_, \_\_\_\_\_.

If individual owners: Husband Signs \_\_\_\_\_  
(All Husbands and Wives must Sign)

Wife Signs \_\_\_\_\_  
If Corporate Owner: By \_\_\_\_\_  
(Corporate Seal) \_\_\_\_\_  
Title of Officer Signing \_\_\_\_\_

The undersigned assent to the plat of Subdivision above referred to.

\_\_\_\_\_  
\_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, SS \_\_\_\_\_,  
Then personally appeared \_\_\_\_\_ and acknowledged the  
foregoing instrument to be his free act and deed before me.

(To be used for Individual Owners) \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, SS \_\_\_\_\_,  
Then personally appeared the above named \_\_\_\_\_ and acknowledged the  
forgoing instrument to be the free act and deed of \_\_\_\_\_ before me.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_  
(To Be Used For Corporate Owner)



# TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

Phone 508-821-1051

Fax 508-821-1665

## FORM J

### TAUNTON PLANNING BOARD

City Hall

15 Summer Street

Taunton, Massachusetts 02780

---

Waiver for Substandard Lots

Submitted on \_\_\_\_\_

To the City of Taunton, Massachusetts Planning Board:

The undersigned requests a waiver(s) from the following sections of the Planning Board's Rules and Regulations : \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name of Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Name of Engineer or Surveyor: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Location and description of property: \_\_\_\_\_

Deed of property recorded in \_\_\_\_\_ Registry, Book \_\_\_\_\_, Page \_\_\_\_\_

I hereby certify that the above information is true and correct.

Signature of Applicant \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

\* A Certified Abutters List for abutters within 300 feet of this subdivision must be included with this application and a Current Tax Status Report on all property owned by all interested parties in the City of Taunton

**Office Use Only:**

**Date Filed** \_\_\_\_\_

**Date of Advertisement** \_\_\_\_\_

**Date of Public Hearing** \_\_\_\_\_

**Accepted By:** \_\_\_\_\_

Planning Board (Two working copies require)

(NOTE: A Total of Fourteen (14) copies are required of items #1 - 12 as listed in the Special Permit Application Form, Exclusive of the two (2) filing copies when filing with the City Clerk and Planning Board.)